

Pond View Heights

Luxury Apartments

Phase 5 Now Leasing!
Opened June 1st, 2023



Cont

Contact Information: 507-345-8882, www.lormarproperties.com

Amenities

- Pristine location in quiet neighborhood within walking distance of Madison Avenue businesses
- Surrounded on two sides by woods and four acre pond
- Scenic large back porch and picnic area leading to the pond/park/wooded hiking trails
- Large community room with kitchen/breakfast bar/lounge area/large screen TV
- Large modern fitness center complete with numerous equipment pieces and an entertainment system
- Underground heated parking garage (1 stall per unit), above ground parking lot for extra spaces
- Car wash station in underground garage
- Security building with locked entrance and common area cameras

Units

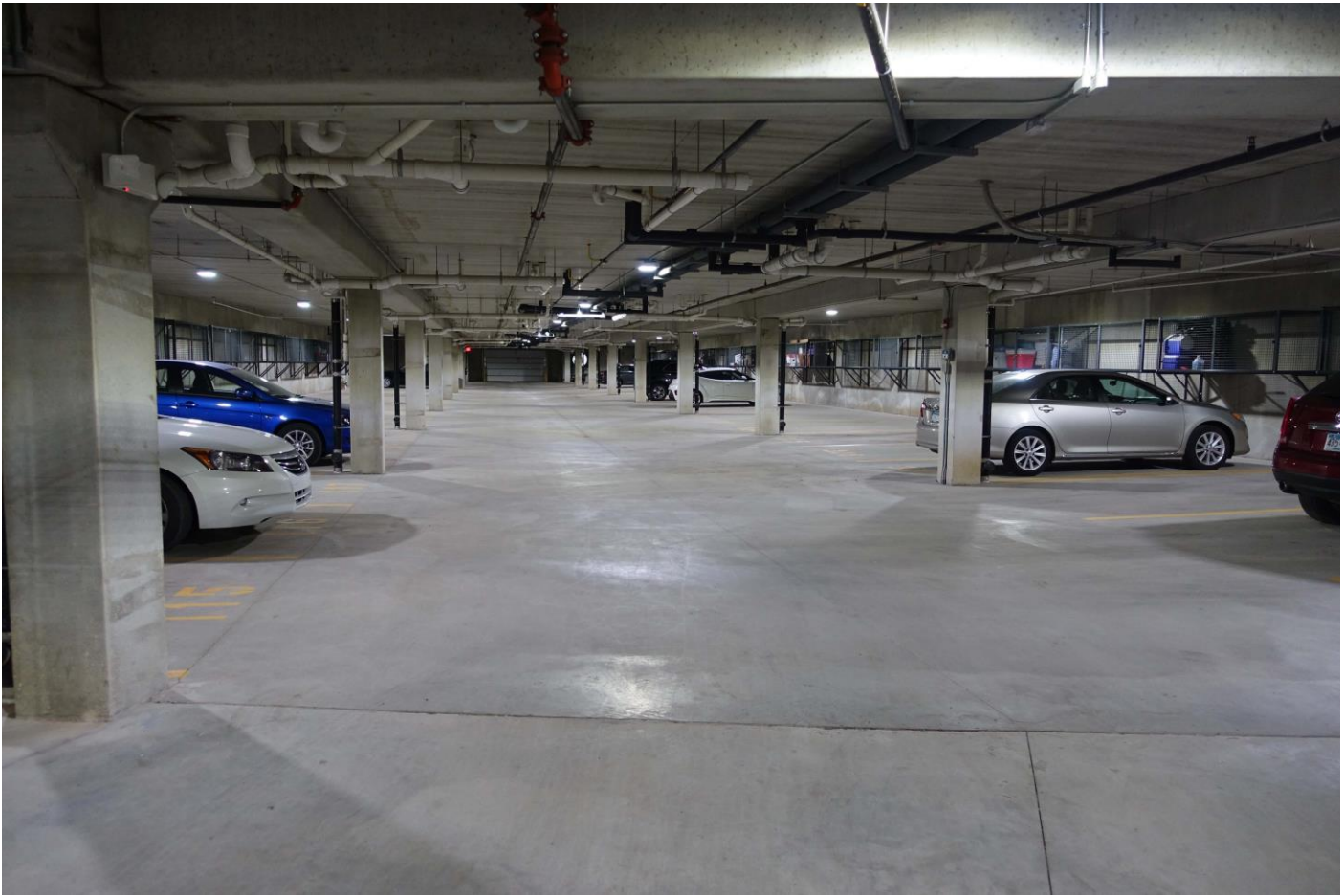
- Central air conditioning
- Upscale kitchen cabinetry w/dimmable under cabinet lighting/granite counter tops/recessed kitchen lighting/breakfast bar with overhead pendant lighting/dishwasher/flat top cook stove
- In unit washer-dryer
- Balcony/patio
- Master bedroom with separate bath and walk-in closet options available (2 & 3 bedroom units)
- Bathroom: tub/shower combination, poured marble sink/counter top
- One year lease converting to monthly on renewal: One month security deposit
- Landlord pays: Heat, extended high definition cable TV (>95 channels; DVR included), 250 Mbyte high speed internet, water, trash
- Tenant pays: Electric, phone, premium movie upgrades to cable TV service
- Pet friendly: quiet small cats & dogs (size < 25 lbs; breed and size must be approved by landlord), maximum of 2 cats or 1 dog 1 cat, \$400 pet cleaning fee; other pets allowed only on written approval: guidelines are quiet small birds, < 15 gallon aquarium, no mice/rats/reptiles/small mammals.

Unit Types Rent/Mo.		Available units	Square footage
Floor Plan A: 1 Bedroom / 1 Bathroom	\$1,500	0	762
Floor Plan A2: 1 Bedroom / 1 Bathroom	\$1,625	0	939
Floor Plan B: 1 Bedroom + Den / 1 Bathroom	\$1,575	0	852
Floor Plans J/J1: 1 Bedroom / 1 Bathroom	\$1,700	0	1,059
Floor Plans K: 1 Bedroom / 1 Bathroom	\$1,275	0	585
Floor Plan L: 1 Bedroom / 1 Bathroom	\$1,525	0	801
Floor Plan M: 1 Bedroom / 1 Bath	\$1,400	1	700
Floor Plan D: 2 Bedroom / 1 Bathroom	\$1,700	0	1,056
Floor Plan E: 2 Bedroom / 2 Bathroom	\$1,875	1 (now, flexible start)	1,200
Floor Plan F: 2 Bedroom / 2 Bathroom	\$1,875	1 (now, flexible start)	1,290
Floor Plan G: 2 Bedroom / 2.5 Bathroom	\$1,975	0	1,374

Rent includes: Heat, water, trash, HD TV cable (>95 stations), internet (250 Mbps), and one underground parking stall. Phase 1 pictures below are representative of Phase V appearance.













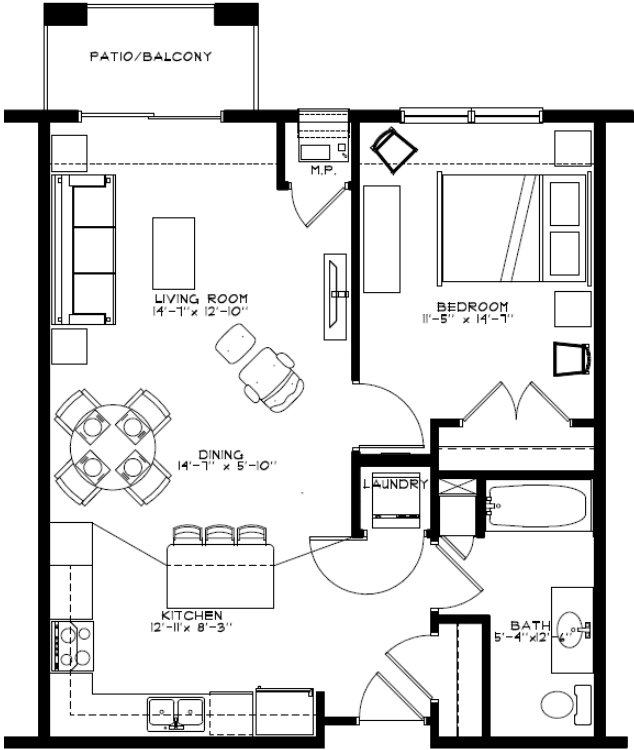




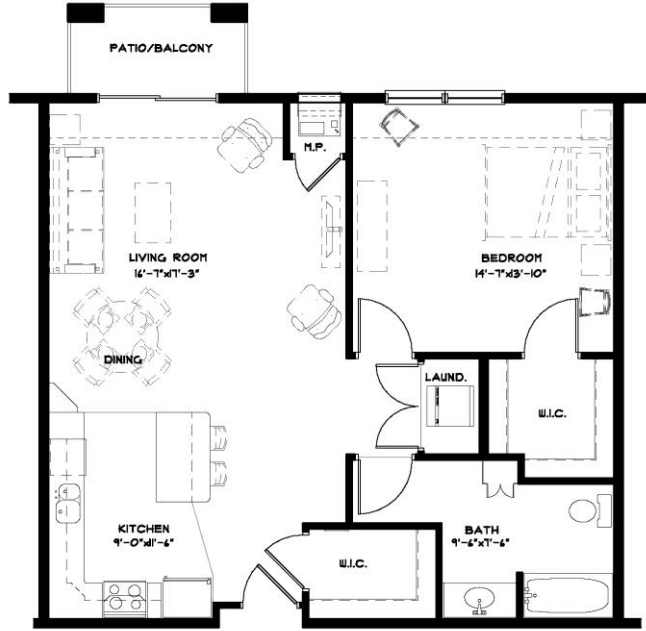




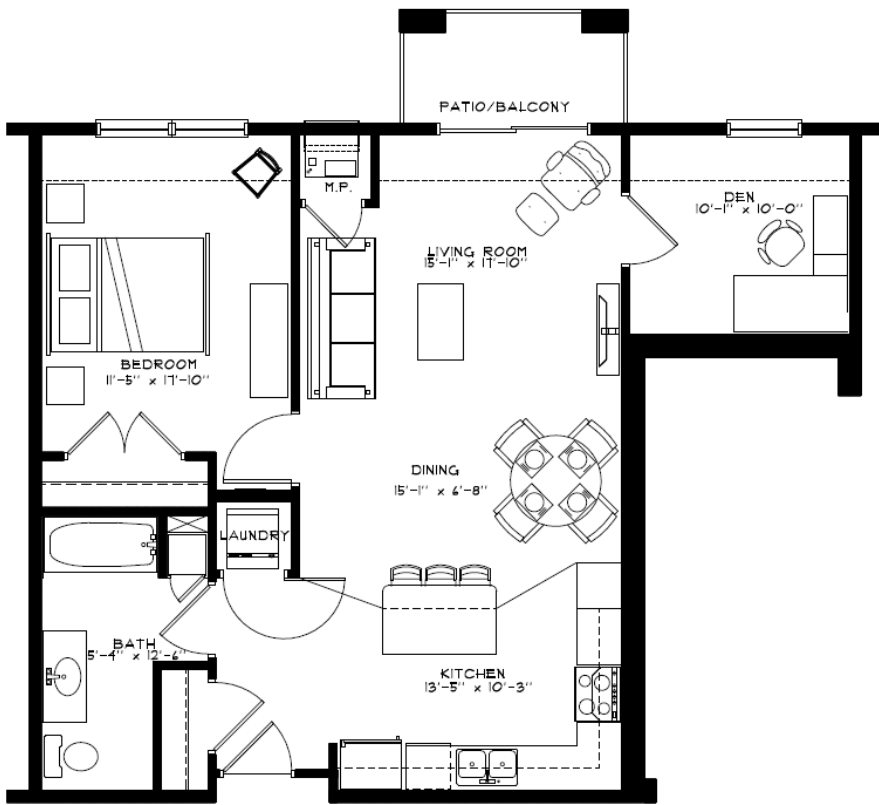
Phase 5 Unit Schematics:



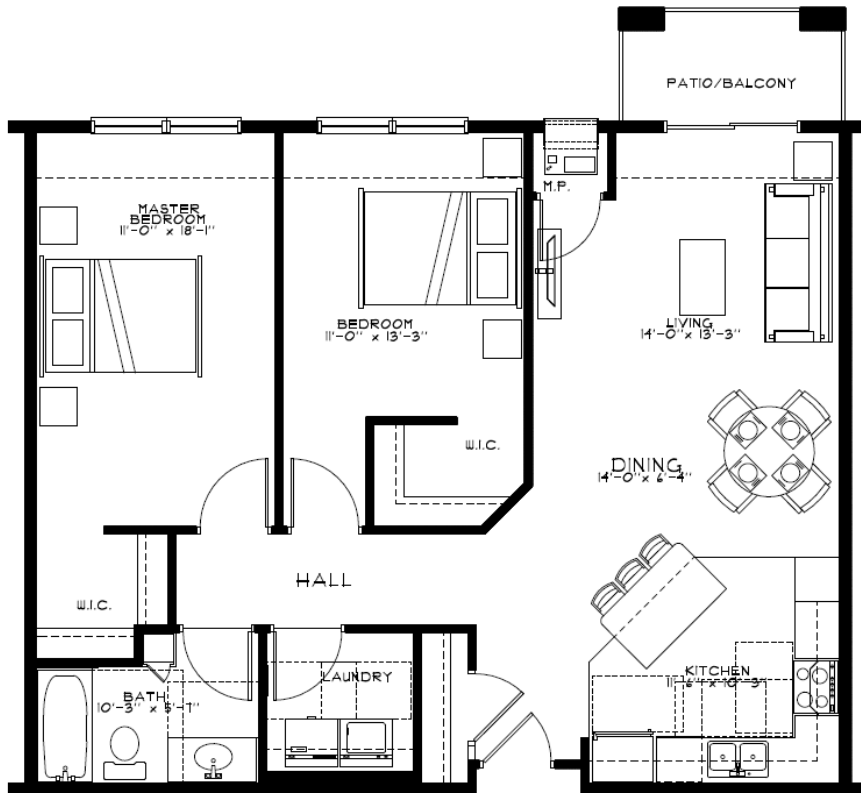
UNIT "A" FLOOR PLAN
1 BED | BATH 742 S.F.



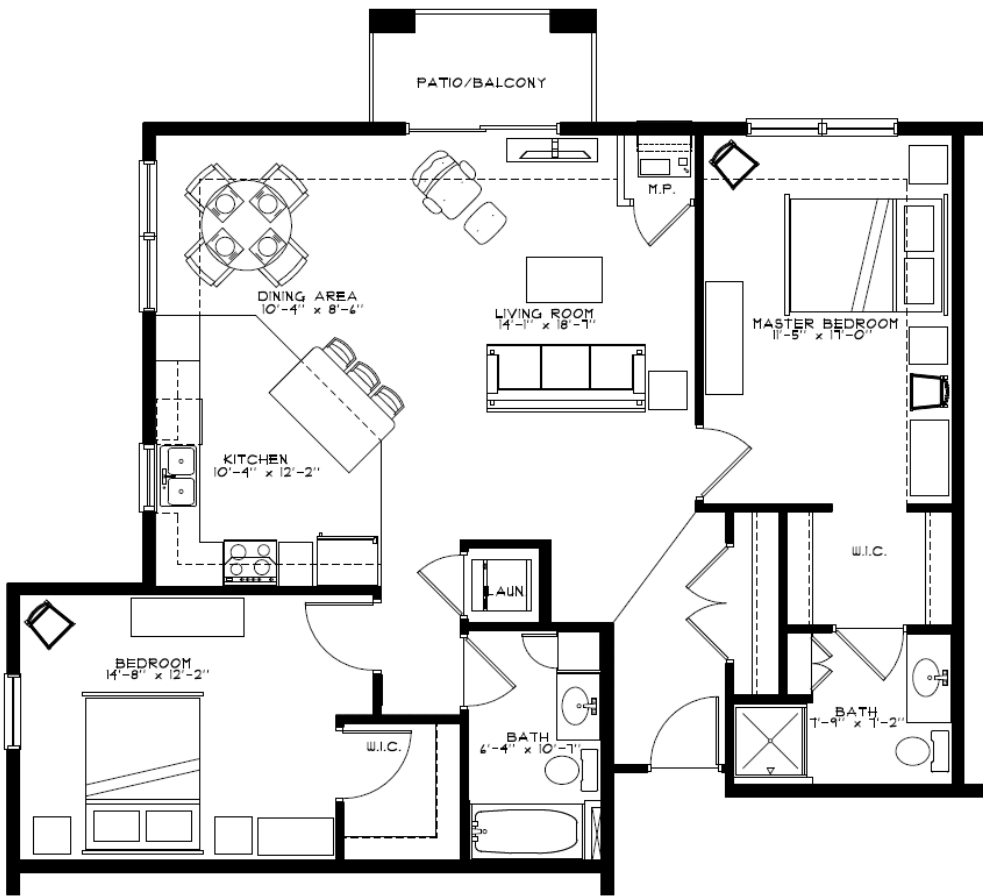
UNIT "A.2" FLOOR PLAN
SCALE: 1/4" = 1'-0" TYPE "B" 431 S.F.



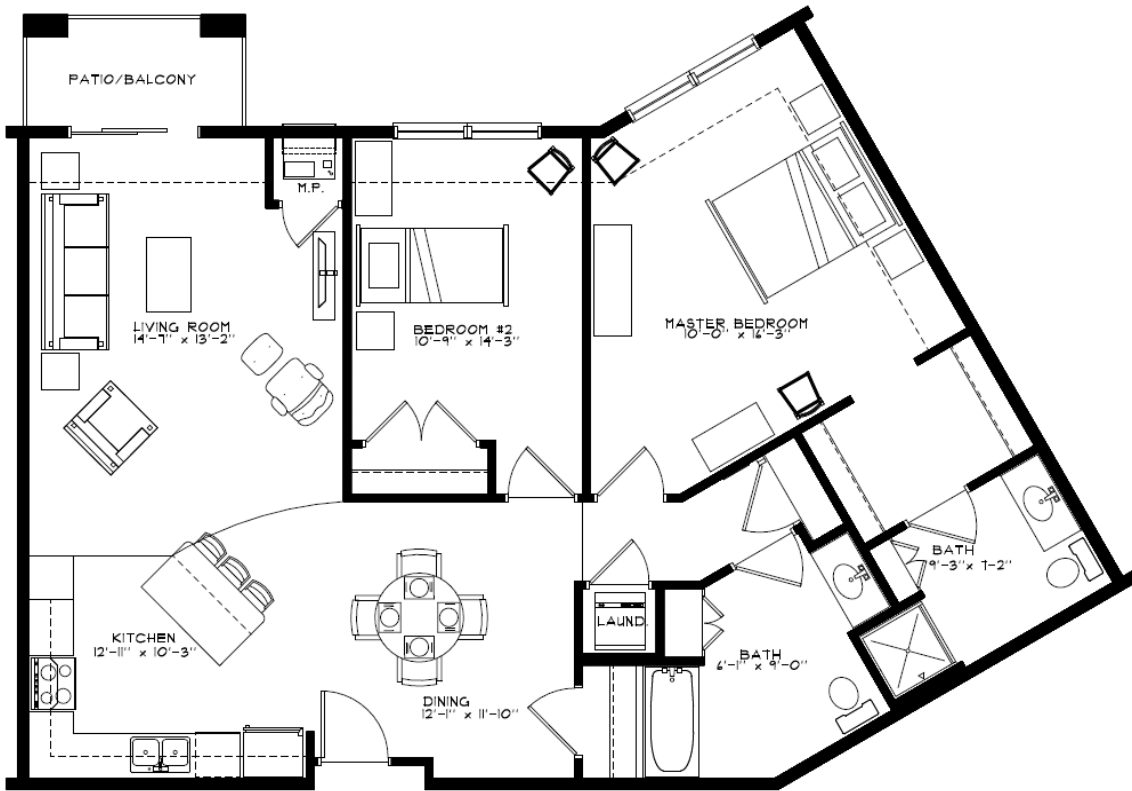
UNIT "B" FLOOR PLAN
 1 BED | BATH w/ DEN 852 S.F.



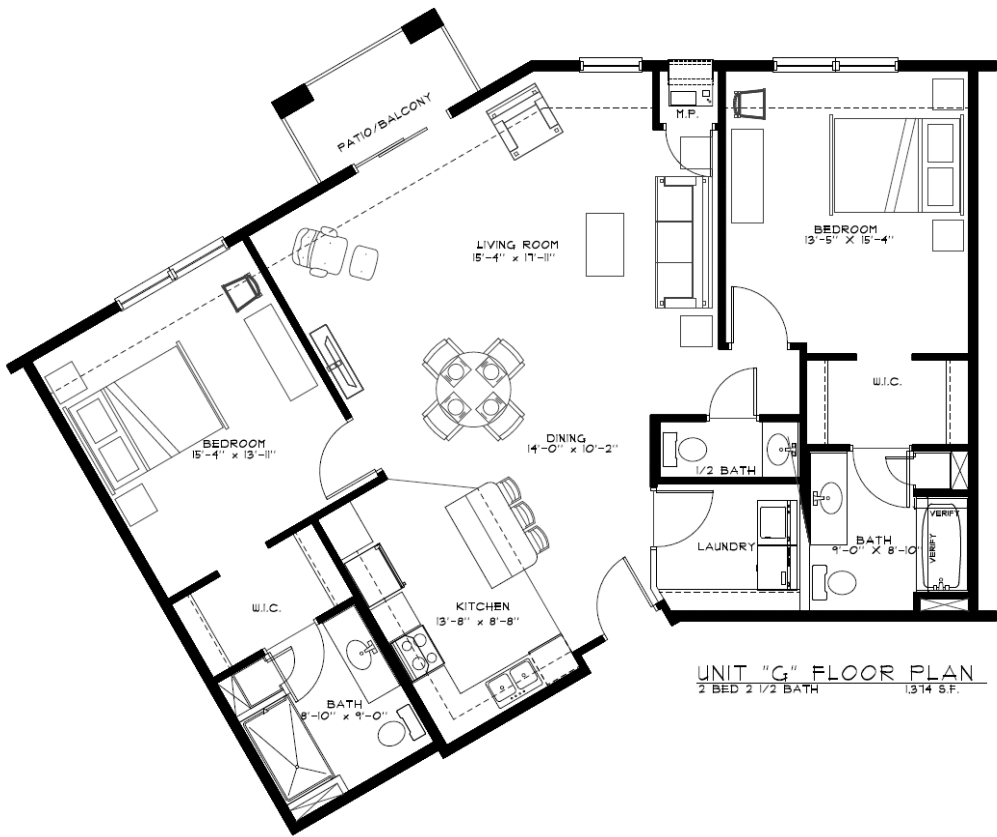
UNIT "D" FLOOR PLAN
 2 BED | BATH 1,056 S.F.



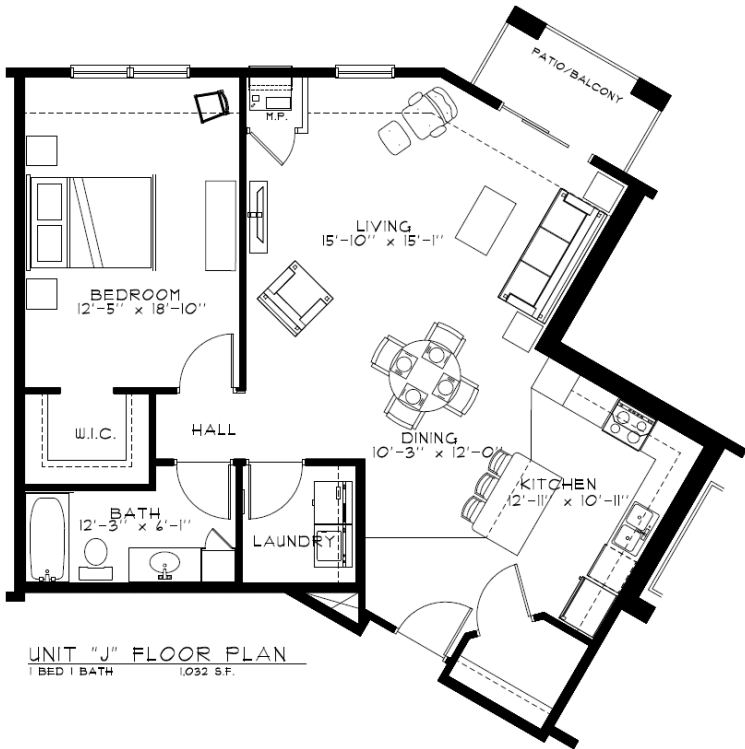
UNIT "E" FLOOR PLAN
2 BED 2 BATH 1200 S.F.



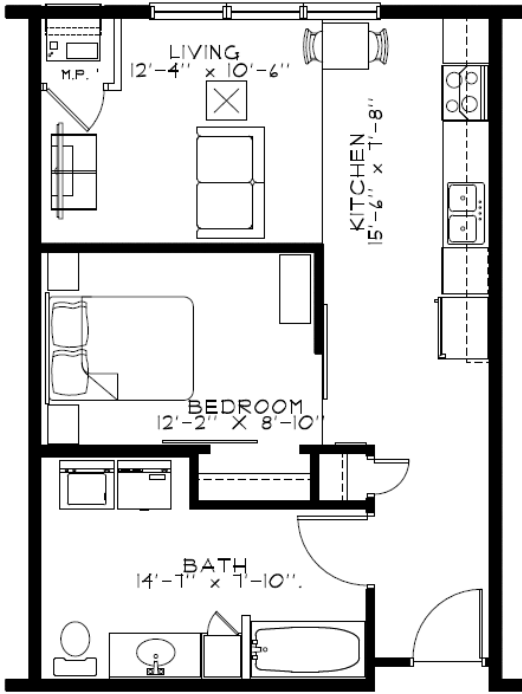
UNIT "F" FLOOR PLAN
2 BED 2 BATH 1290 S.F.



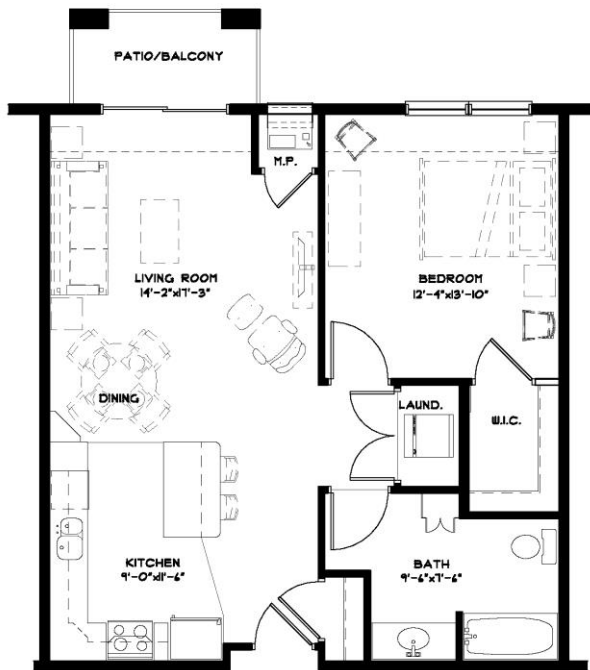
UNIT "G" FLOOR PLAN
 2 BED 1/2 BATH 1,314 S.F.



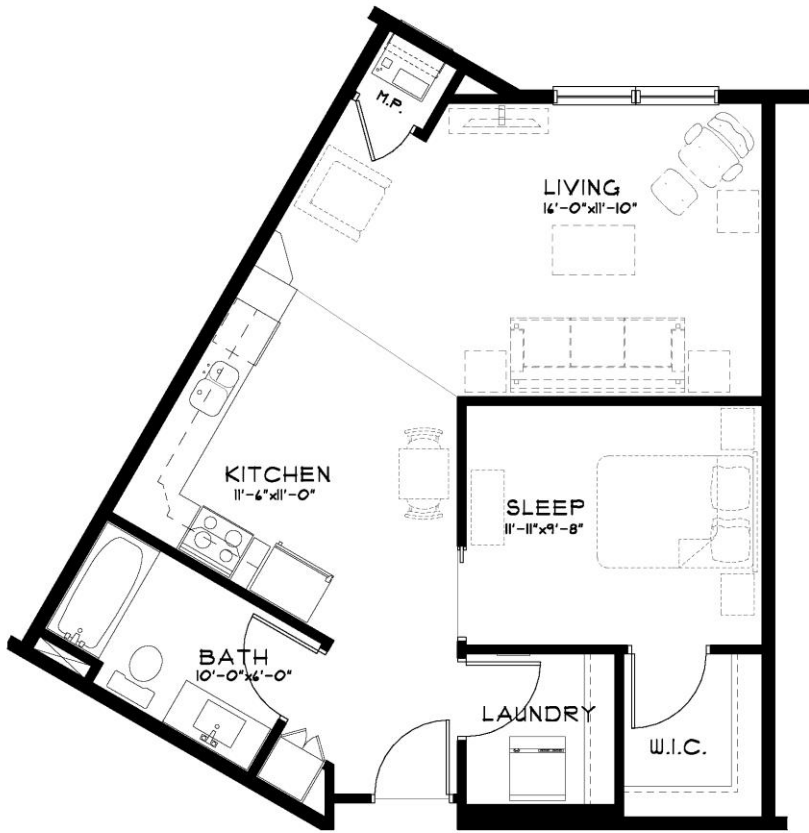
UNIT "J" FLOOR PLAN
 1 BED 1 BATH 1,032 S.F.



K unit – 585 sqft



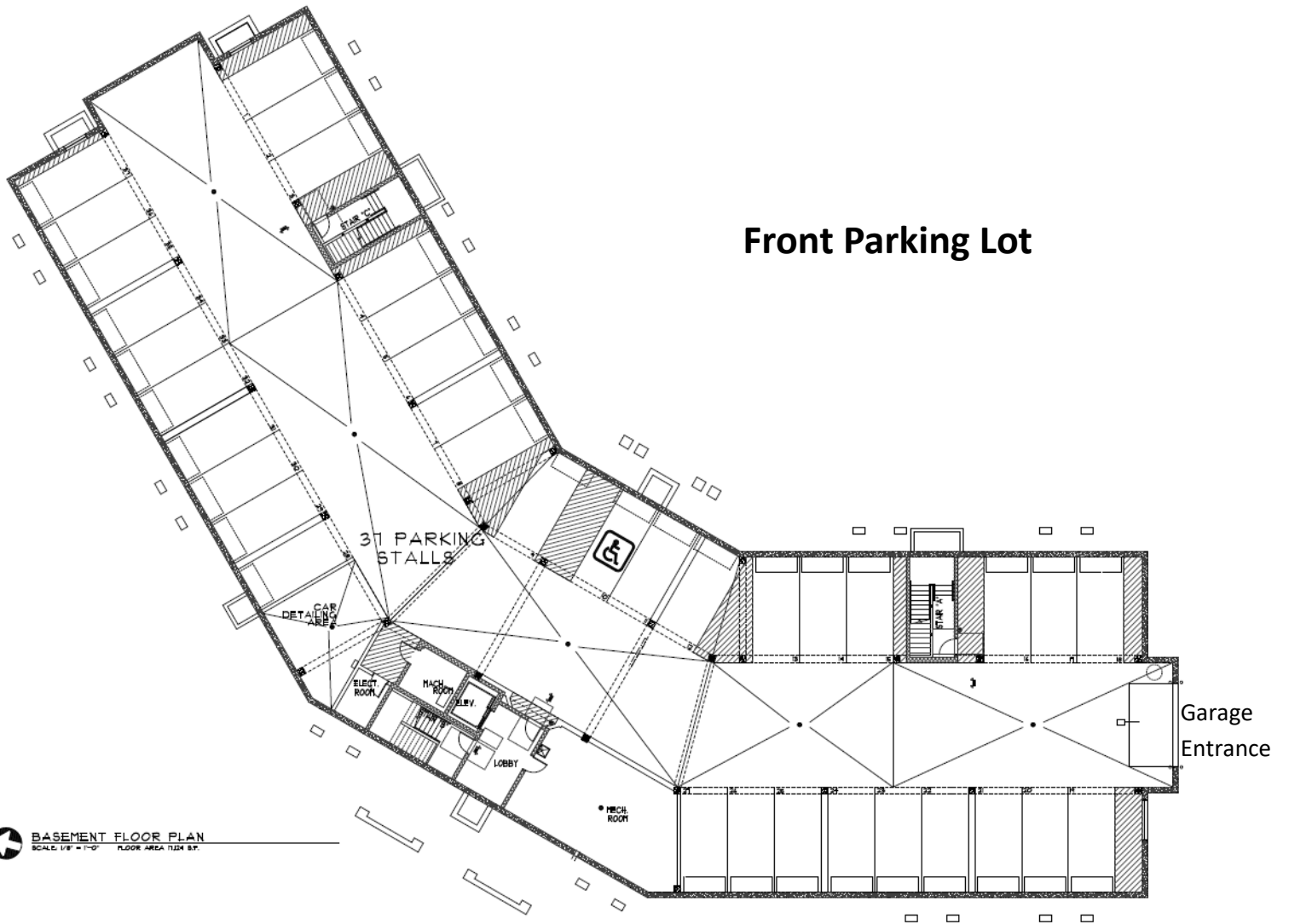
UNIT "L" FLOOR PLAN
SCALE: 1/4" = 1'-0" TYPE "B" 801 S.F.



UNIT "M" FLOOR PLAN
SCALE: 1/4" = 1'-0" TYPE "B" 100 S.F.

North

Underground Parking



Front Parking Lot

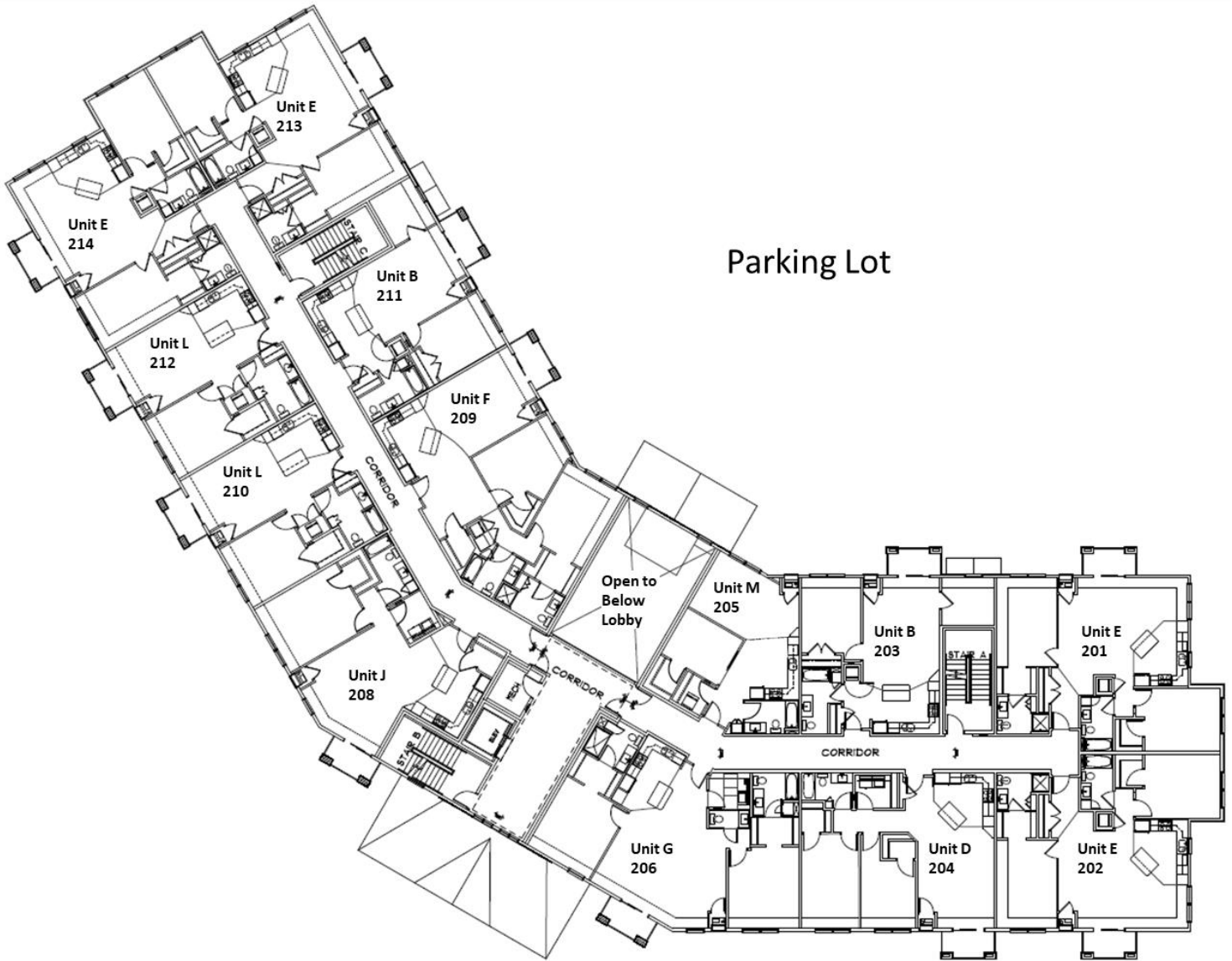
Garage Entrance

 **BASEMENT FLOOR PLAN**
SCALE: 1/8" = 1'-0" FLOOR AREA 7124 SF.

First Floor



Second Floor



Third Floor

