

Pond View Heights

Luxury Apartments

Phase 2



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), high speed internet 250mbs, 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), two 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

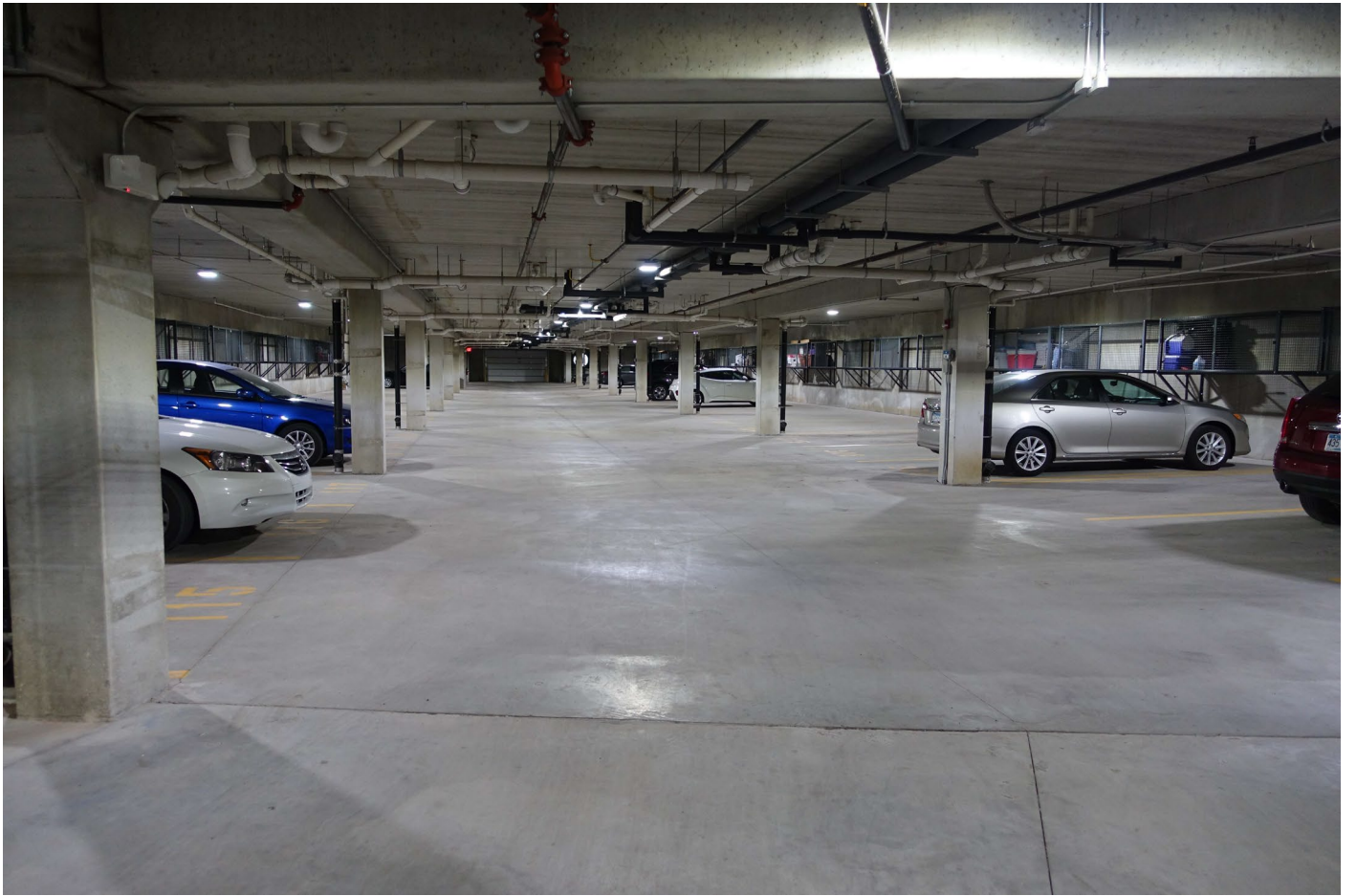
Unit Type	Rent/Month	Square Feet
Floor Plan A: 1 Bedroom / 1 Bathroom	\$1,575	762
Floor Plan A1: 1 Bedroom / 1 Bathroom	\$1,600	801
Floor Plan B: 1 Bedroom + Den / 1 Bathroom	\$1,650	852
Floor Plans J/J1: 1 Bedroom / 1 Bathroom	\$1,775	1,048
Floor Plans K: 1 Bedroom / 1 Bathroom	\$1,350	600
Floor Plans L: 1 Bedroom / 1 Bathroom	\$1,600	801
Floor Plan D: 2 Bedroom / 1 Bathroom	\$1,775	1,056
Floor Plan E: 2 Bedroom / 2 Bathroom	\$1,950	1,200
Floor Plan F: 2 Bedroom / 2 Bathroom	\$1,950	1,290
Floor Plan G: 2 Bedroom / 2.5 Bathroom	\$2,050	1,374
Floor Plan H: 3 Bedroom / 2 Bathroom	\$2,050	1,352

Rent includes: Heat, water, trash, HD TV cable (>95 stations), internet, and underground parking stall.

Phase I pictures below are representative of Phase II appearance













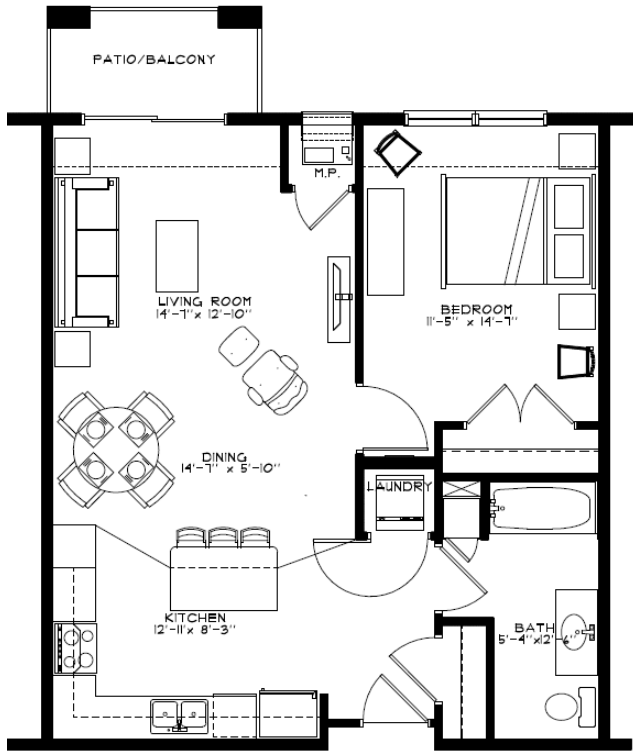








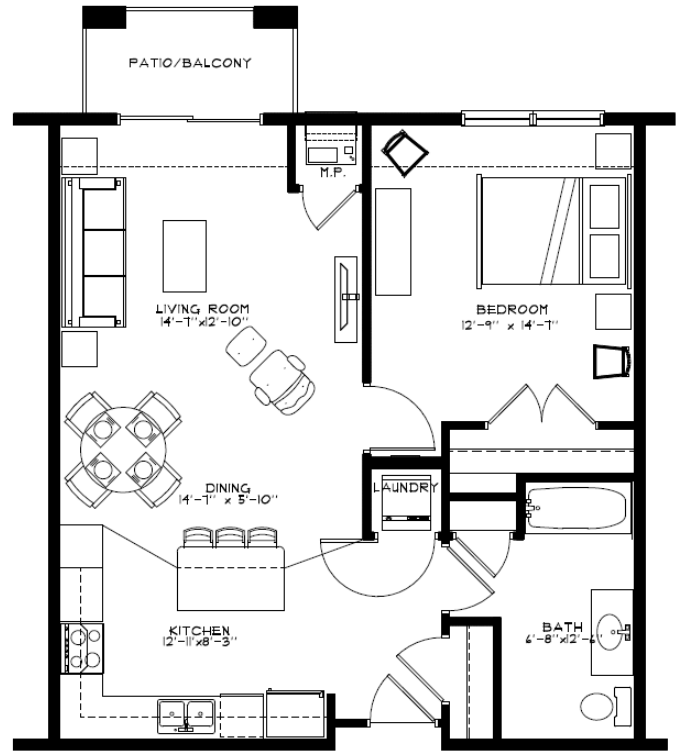
Phase II Unit Schematics:



UNIT "A" FLOOR PLAN

1 BED 1 BATH

742 S.F.

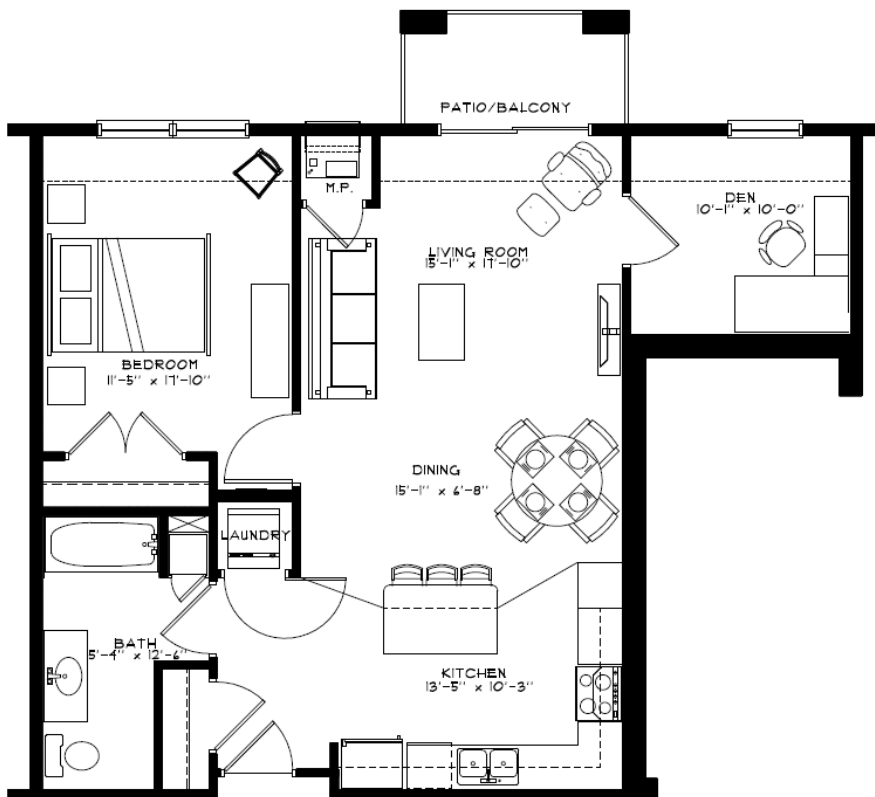


UNIT "A.1" FLOOR PLAN

1 BED 1 BATH

801 S.F.

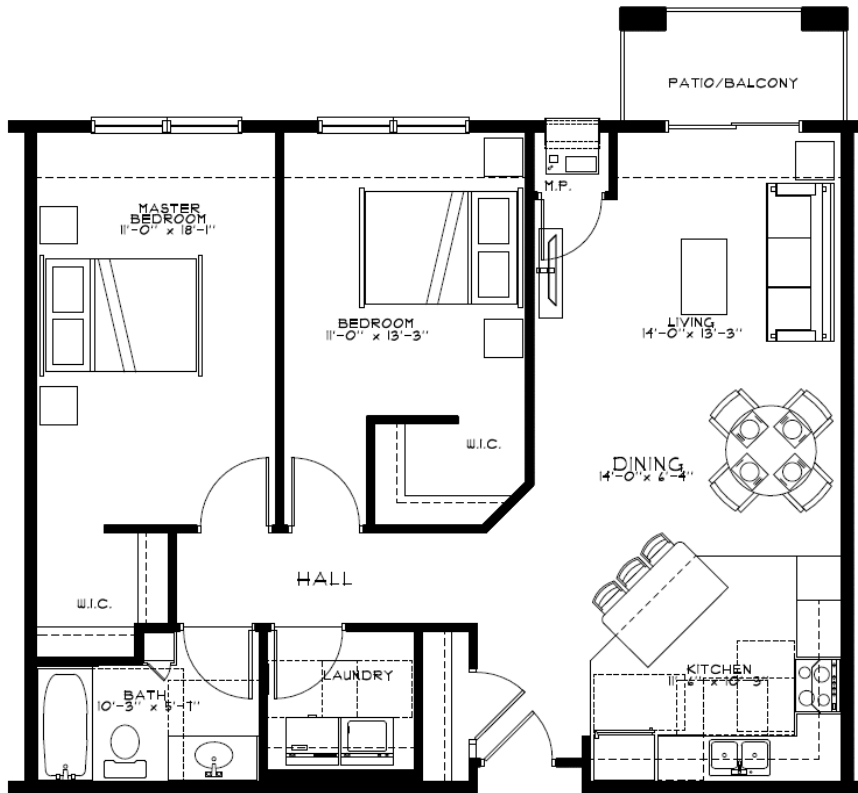
A.1 has an additional 41 sq ft, 1 foot 4 inch more width on bedroom & bath



UNIT "B" FLOOR PLAN

1 BED 1 BATH w/ DEN

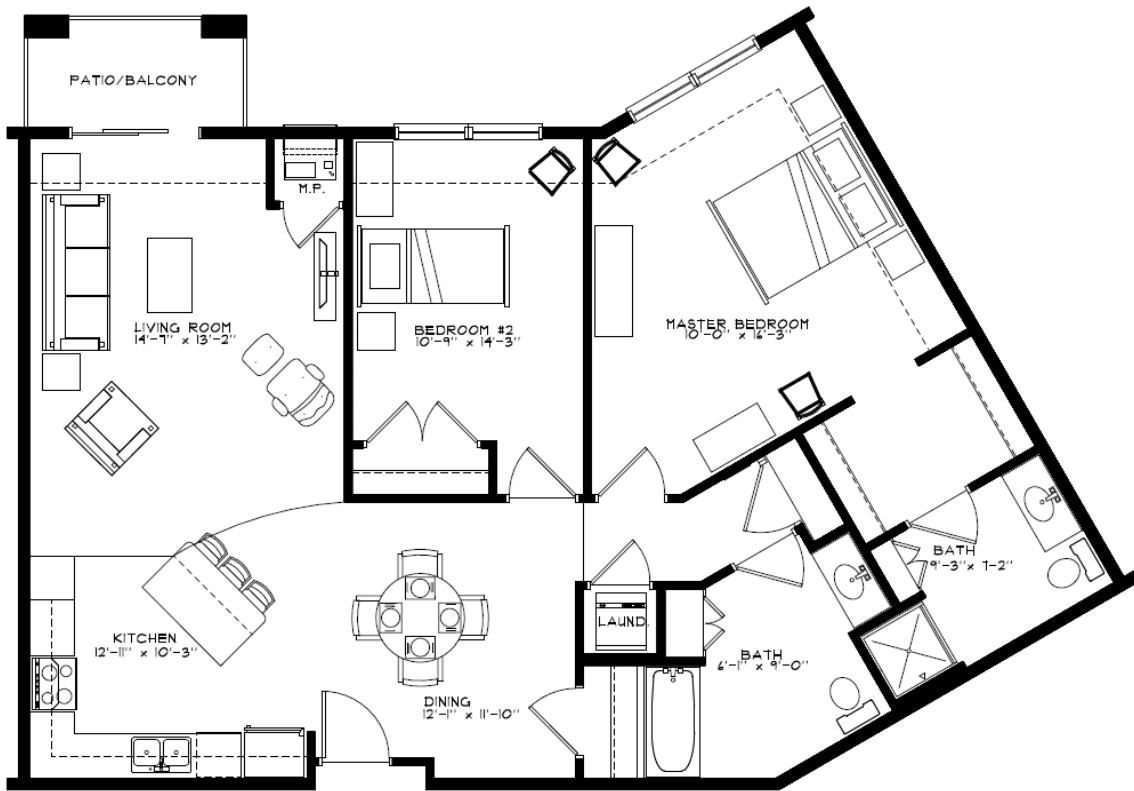
852 S.F.



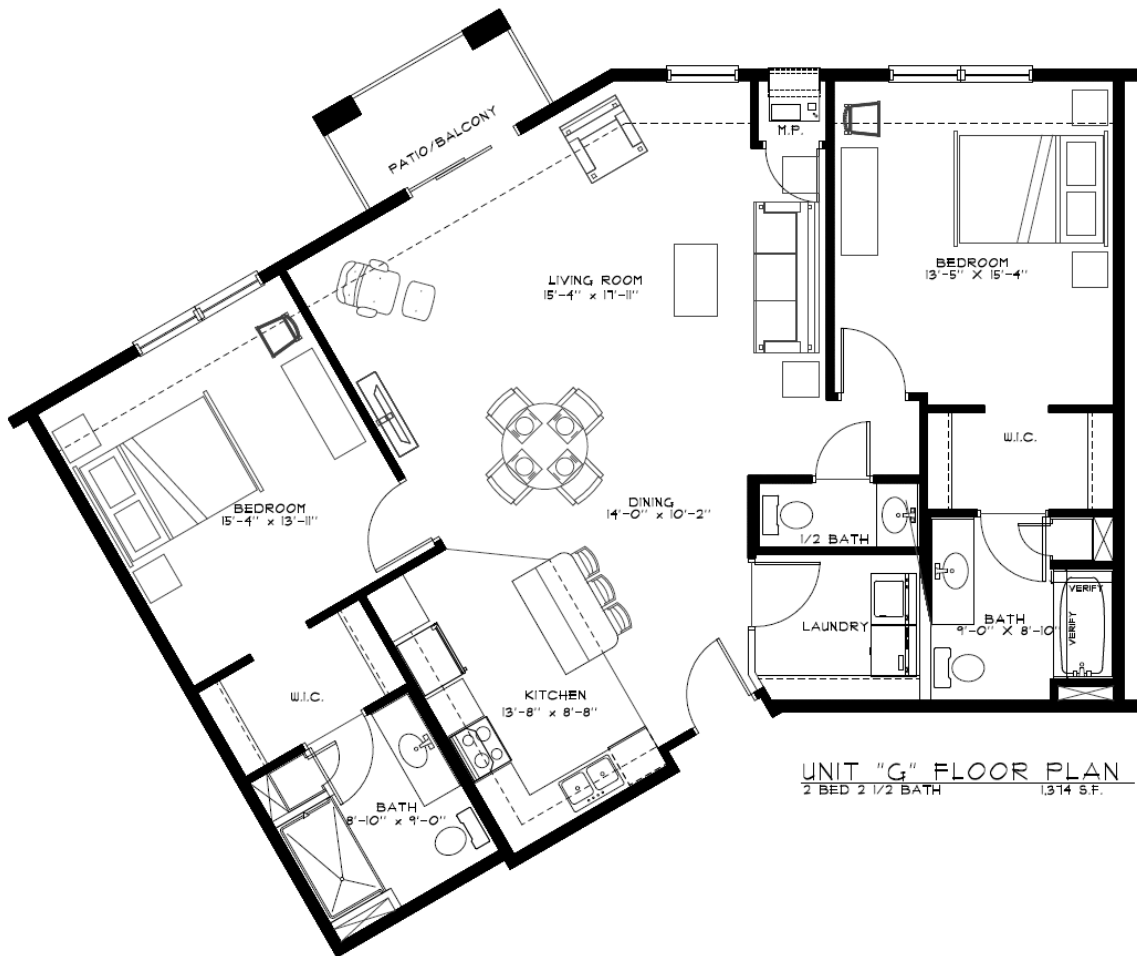
UNIT "D" FLOOR PLAN
2 BED 1 BATH 1,054 S.F.



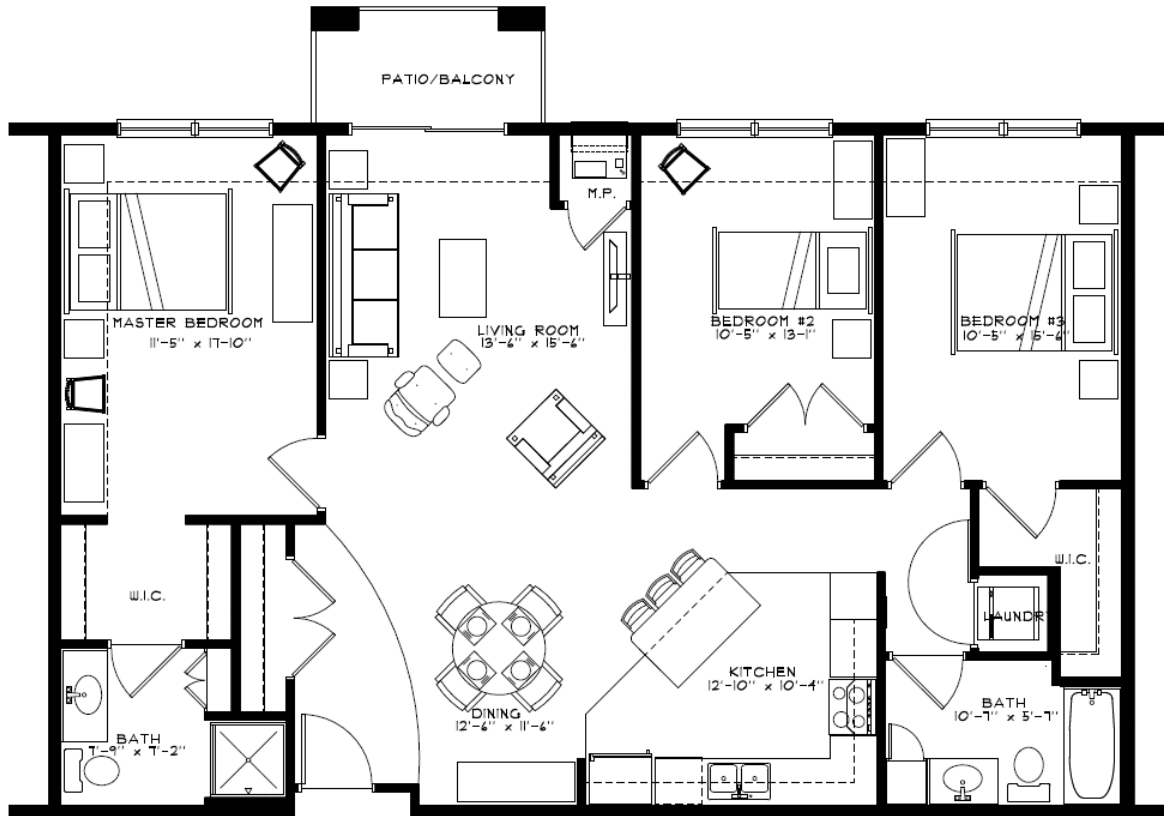
UNIT "E" FLOOR PLAN
2 BED 2 BATH 1,200 S.F.



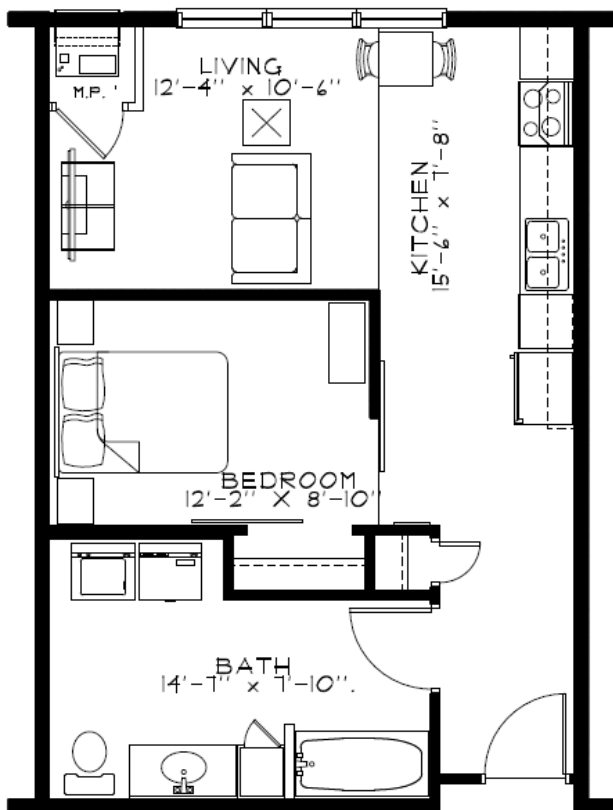
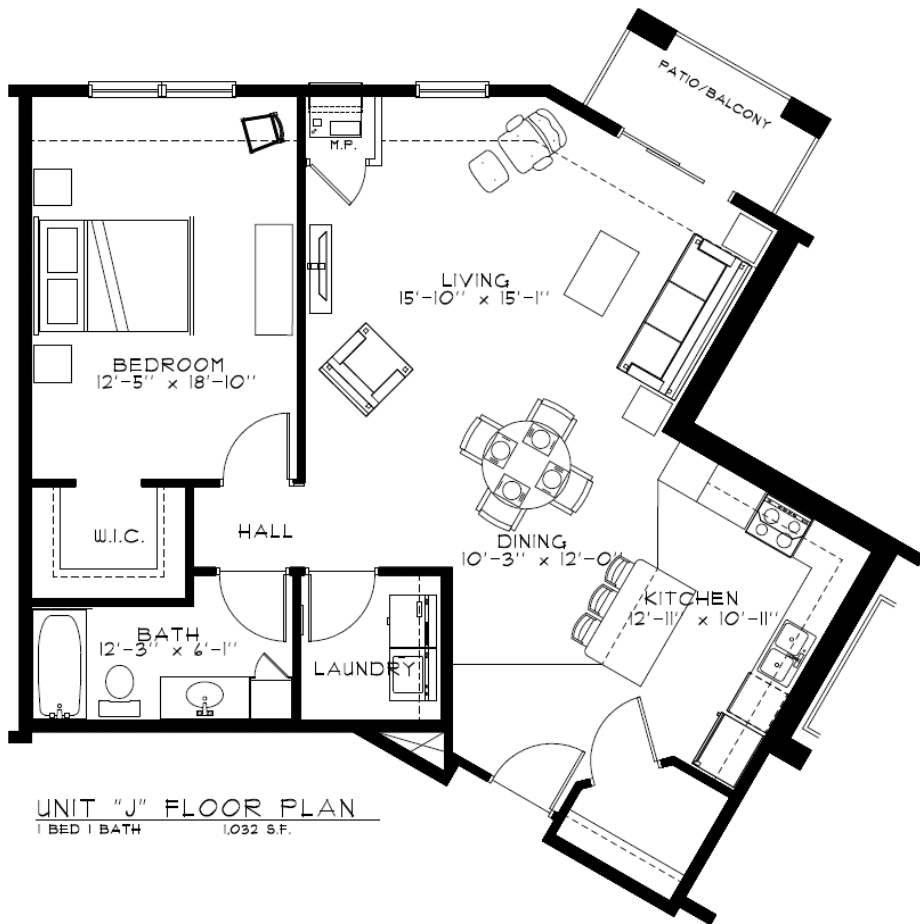
UNIT "F" FLOOR PLAN
2 BED 2 BATH 1,290 S.F.



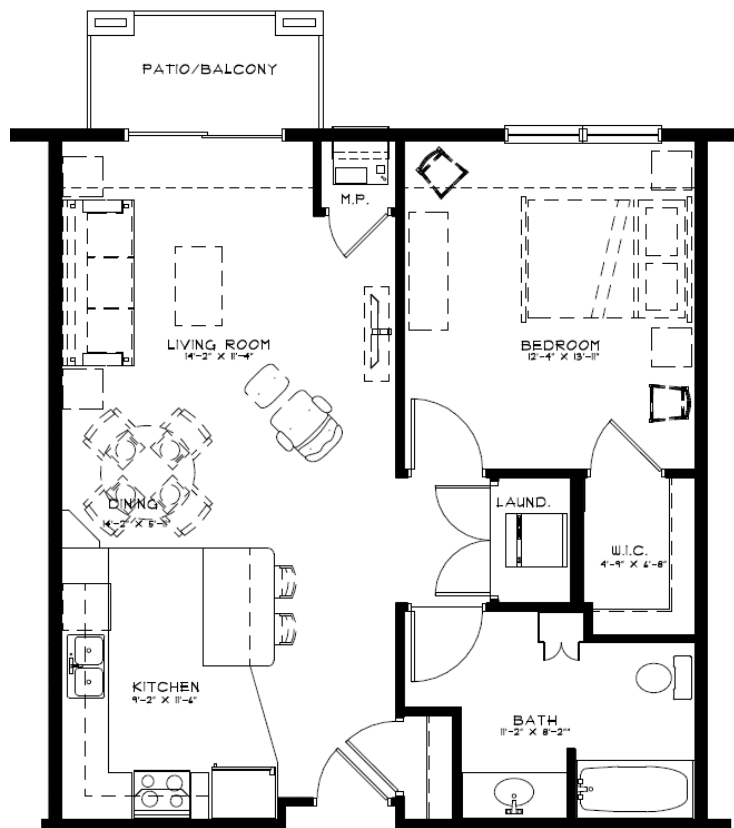
UNIT "G" FLOOR PLAN
2 BED 2 1/2 BATH 1,314 S.F.



UNIT "H" FLOOR PLAN
3 BED 2 BATH 1,352 S.F.



UNIT "K" FLOOR PLAN
1 BED | BATH 585 S.F.

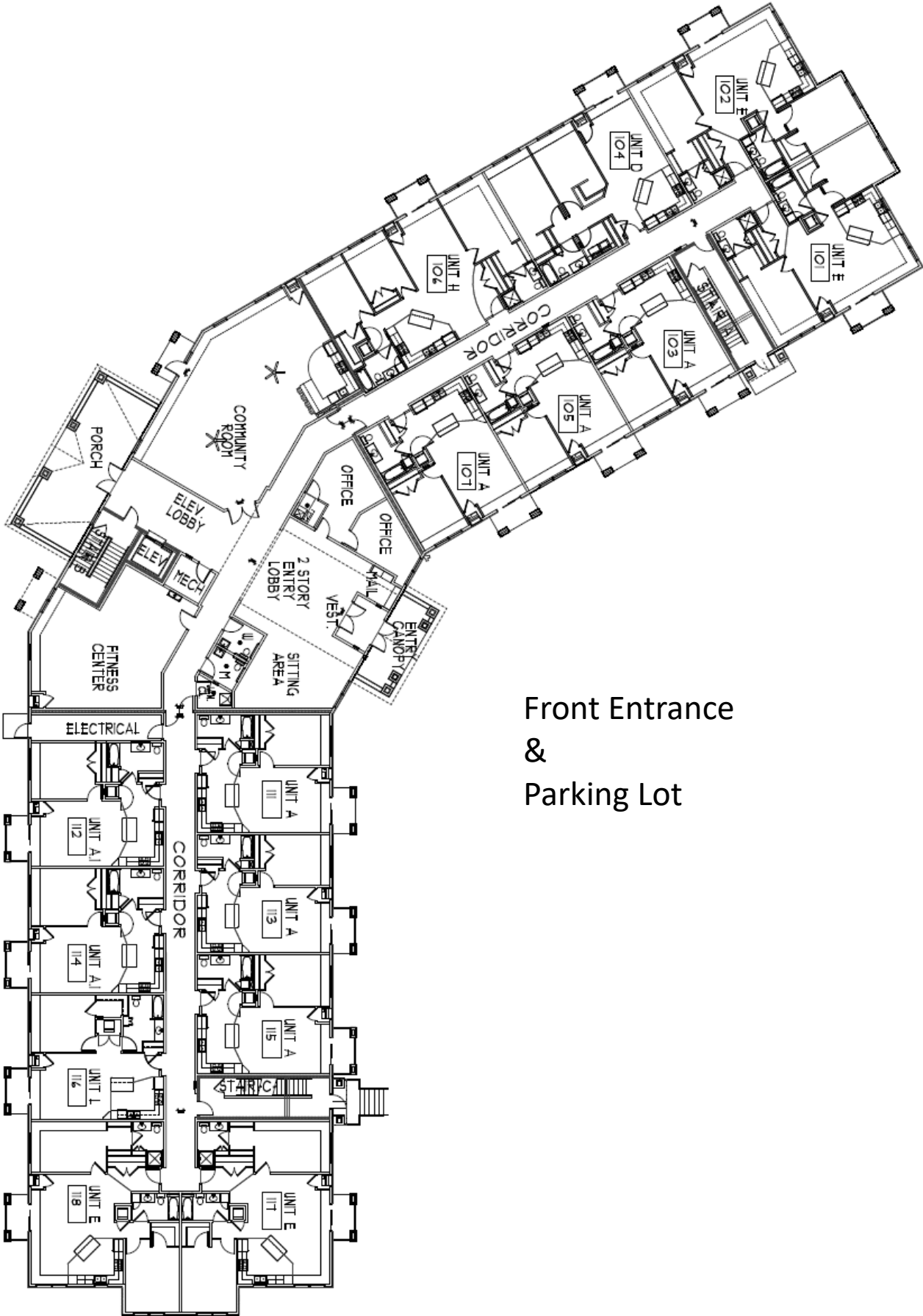


UNIT "L" FLOOR PLAN

SCALE: 1/4" = 1'-0" TYPE "B" 801 S.F.
1 BED 1 BATH (1) TOTAL


First Floor

North Ravine



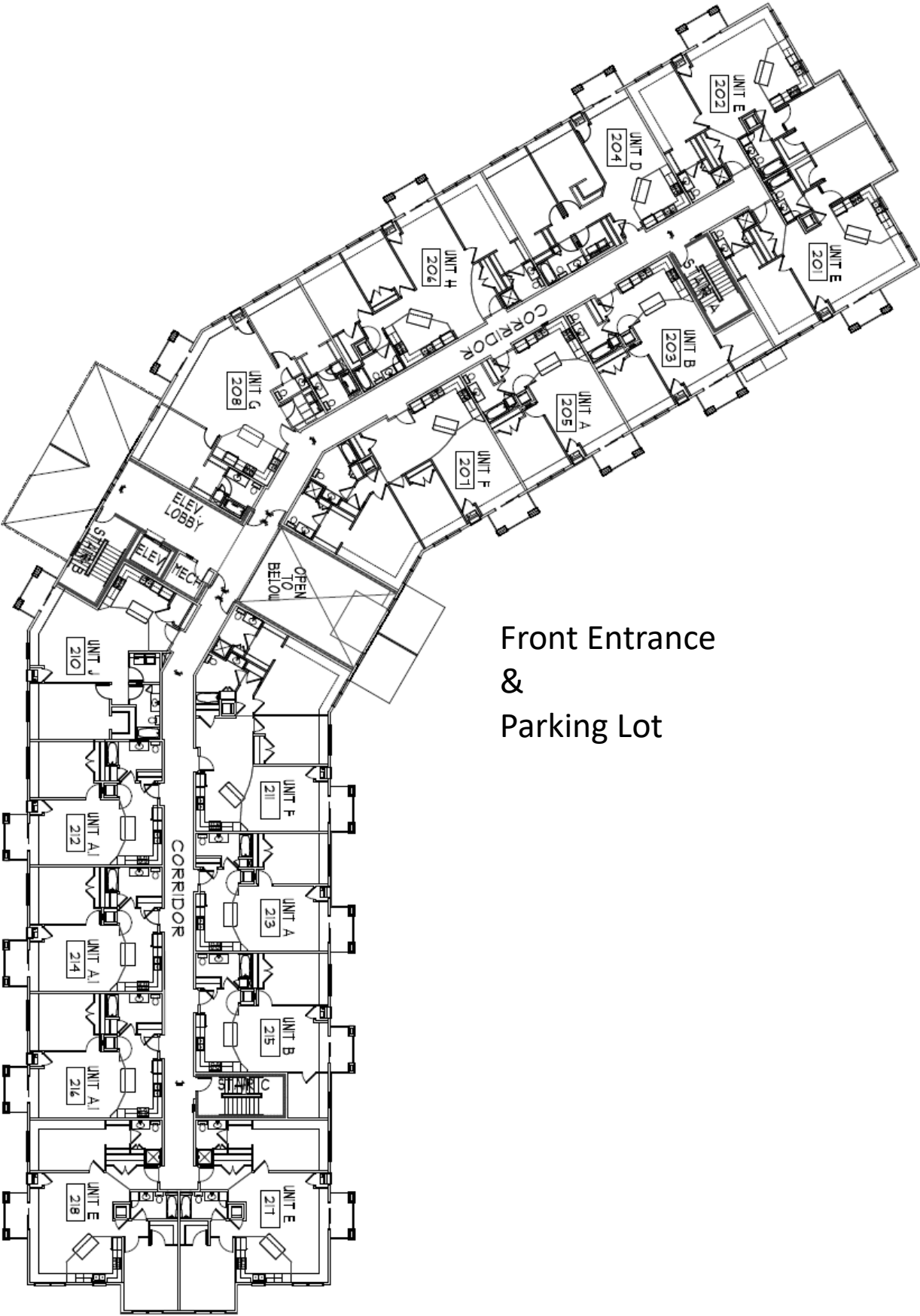
Front Entrance
&
Parking Lot

Hope St


FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"
15 UNITS THIS FLOOR 21,523 SF.

Second Floor

North Ravine



Front Entrance
&
Parking Lot

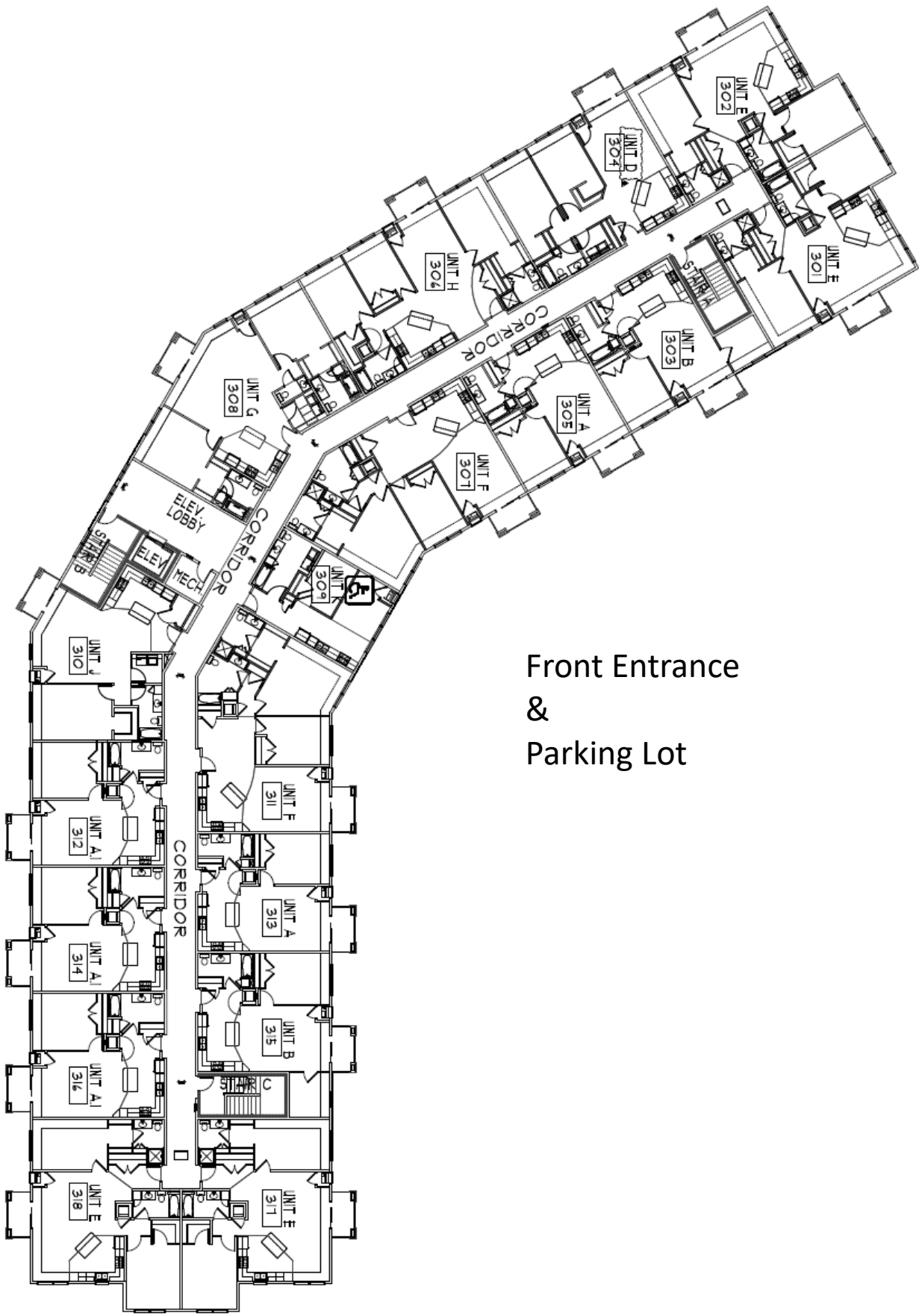
Hope St

Third Floor

North Ravine

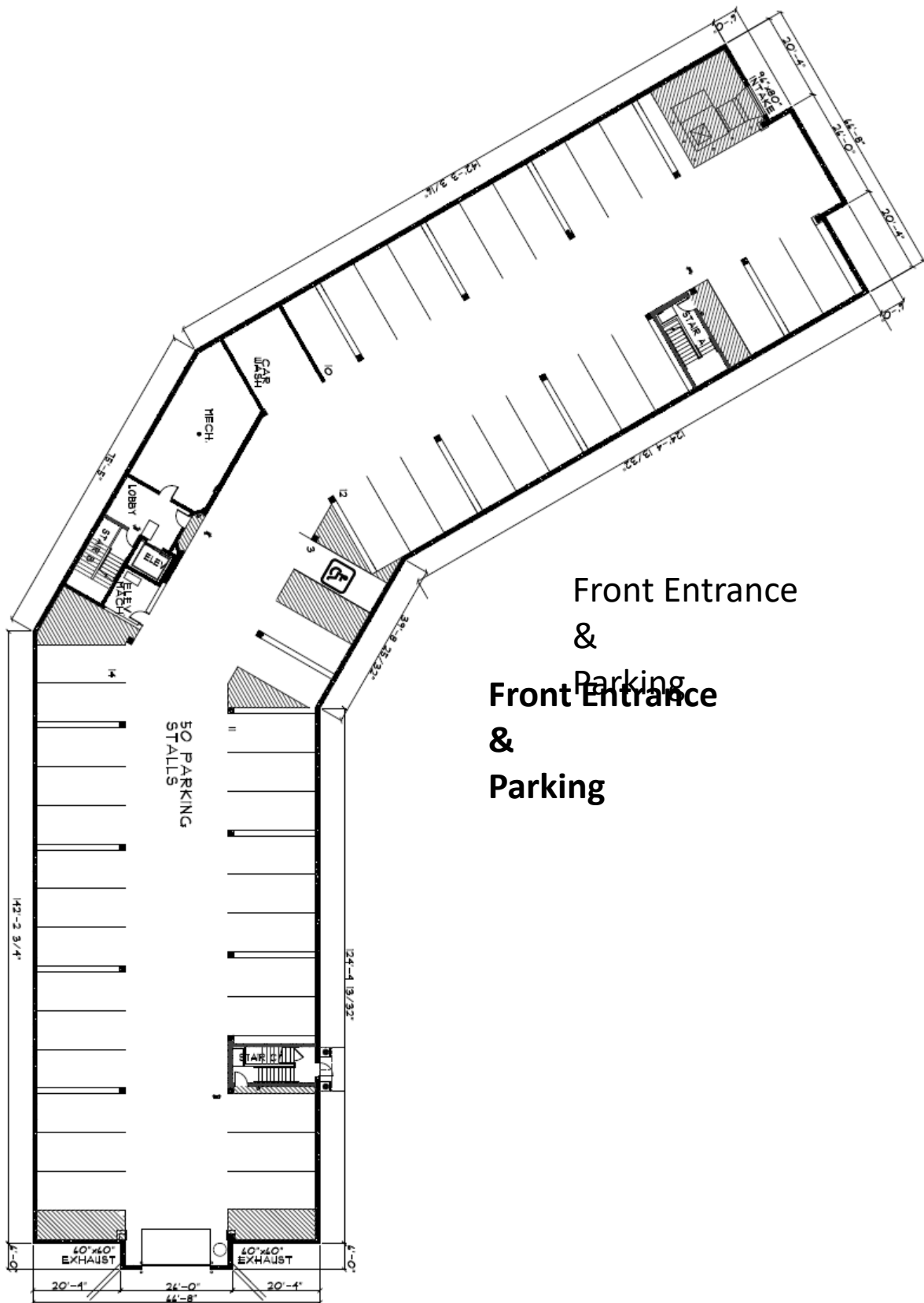
Hope St

Front Entrance
&
Parking Lot



THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"
18 UNITS THIS FLOOR 2,523 SF.

North Ravine



PARKING GARAGE PLAN
SCALE: 1/8" = 1'-0"

Underground Garage Entrance