



# HOME FOR SALE



UNIT #204  
SHARE PRICE  
\$148,993.00  
UPGRADES  
\$18,081

## FEATURES:

2BR / 2BA + Den  
1411 SQ FT

MONTHLY FEE \$1938

Monthly Fee includes: Share of master mortgage, property taxes, reserves, internal/external maintenance, gas heat, water/sewer, garbage removal, cable, internet, and secured underground heated garage.



\*Share price is the purchase price as of 11-16-23. Actual share price will be prorated according to Bylaws; and as of the date of closing [Article 3.10(e)].

55+ Community | Maintenance-Free Living

1370 SW Magazine Road Ankeny, IA

Call John today for a personal tour: 515-729-2040



## Unit Finishes/Upgrades:

- Granite Kitchen Countertops with Granite Backsplash
- Vanity Height Kitchen 36"
- 36" Cabinets Additional
- Solid core doors
- Upgraded Kitchen Cabinet Hardware
- Roll-Out/Drawer boxes
- Stainless Dishwasher
- Front-load Stackable Washer/Dryer
- Luxury Vinyl Tile in Kitchen and Bathrooms
- Upgraded Kitchen Oil-Rubbed Faucet
- Upgraded Bathroom Oil-Rubbed Faucets
- Wheaton Lighting package with Ceiling Fan
- Freshly painted throughout
- New carpet throughout
- Garage Stall Storage Cabinet

## Common Areas/Community:

- Centrally Located Elevator
- Conveniently Located Refuse Chute for each floor Convenient Indoor Mail for Pick-up
- Library & Coffee Nook
- Vintage Lounge with Fireplace
- Great Room with Serving Kitchen, Fireplace and Outdoor Patio
- Guest Suite
- Fitness Center
- Workshop
- Club Room
- Multi-Purpose Room
- Raised Garden Plots

## Birch Floor Plan:

