

Ready to Move in Condo Conversions!

Lauren Creek

TOWNHOMES

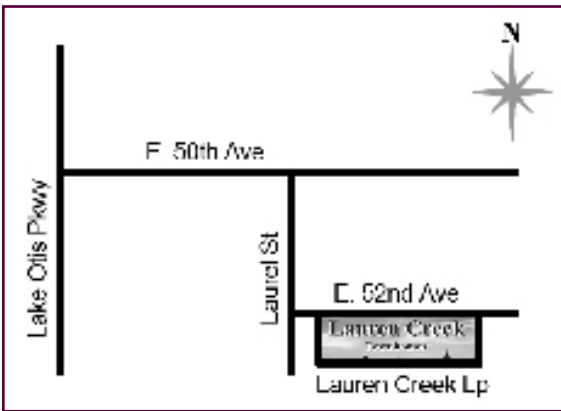


Only
\$211,900

Convenient South Anchorage Location

- 3 Bedrooms
- 2 Baths
- 2 Car Garage


Northern Trust
REAL ESTATE, INC.



**Seller to pay up to \$3,500
in Buyer's Closing Costs!**

Pat Baker

Marketing Specialist

727-9497 cell
751-2525 office

Equal Housing Opportunity.



WWW.PATRICIABAKER.COM

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Standard Amenities

Standard Features

Asphalt driveways
Insulated garage doors
Garage floor drain
Garage door opener
Asphalt shingles #235
Insulated front door with dead bolt
One hose bib per unit
Landscaping

Interior

Wall to wall stain release carpet with half inch pad
Vinyl flooring in entry, baths and kitchen
White paneled doors and trim w/ brass hardware
Brass lighting package
Cathedral ceilings
Washer and dryer
Light textured interior walls
Off-white designer wall paint color with bright white trim
Rounded sheetrock corners
Window Blinds & Screens

Baths

White plumbing fixtures
Corian counter tops
Chrome faucets and plumbing hardware
Fiberglass tub and shower surround
Exhaust fan with light

Kitchen

Recessed panel oak cabinets
Corian counter tops
Garbage disposal
Dishwasher
Double stainless steel sinks with sprayer
Self-cleaning electric range
Built in microwave
Refrigerator
Water line for ice maker

Energy Efficiency

Energy efficient gas forced air furnace
50 gallon gas hot water heater
Low E argon filled thermo pane windows
Thermo pane sliding glass doors
4 star plus energy rating
Garage unit heater

Life Safety & Convenience

Smoke detectors hardwired with battery backup
Carbon monoxide detector.
Sheet rocked and fire taped garages
Pre-wired for telephone outlets
Pre-wired for cable television
Weather-proof head bolt heater outlet
GFI outlets in wet areas
Programmable set-back thermostats

Prices & specifications are subject to change without notice or obligation.

Builder reserves the right to substitute any structural and or aesthetic materials other than what was agreed upon provided they are of equal or higher quality.

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Lauren Creek Information

Approx. Homeowner Dues

Final dues estimated at \$100.00 monthly

Covers:

Management, legal, insurance and audit
Water and Sewer - individual units
Grounds maintenance - common areas
Snow plowing - roads and common areas
Fence asphalt reserve - common areas
Lighting - common areas if applicable

Schools

Elementary School - Lake Otis Elementary

Middle School - Hanshaw Middle School

High School - East High School

Financing

The builder does provide each home with an FHA appraisal. If a VA appraisal is required, the buyer must pay this non-refundable fee of \$500-\$700 directly to their lender when applying for their loan.

It is the responsibility of the buyer to pay any amount between the appraised value and the total purchase price of the home, if the appraisal does not meet or exceed the sales price.

Please check with the listing licensee about financing. The builder does not accept 90% letters from certain mortgage companies, or out-of-state lenders.

All financing programs must be specified on the Purchase & Sale Agreement. Any changes to financing must be submitted to the builder on an addendum or amendment. Please be aware that financing changes may cause the buyer to incur extra fees.

For more details contact the listing licensee.

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Photos



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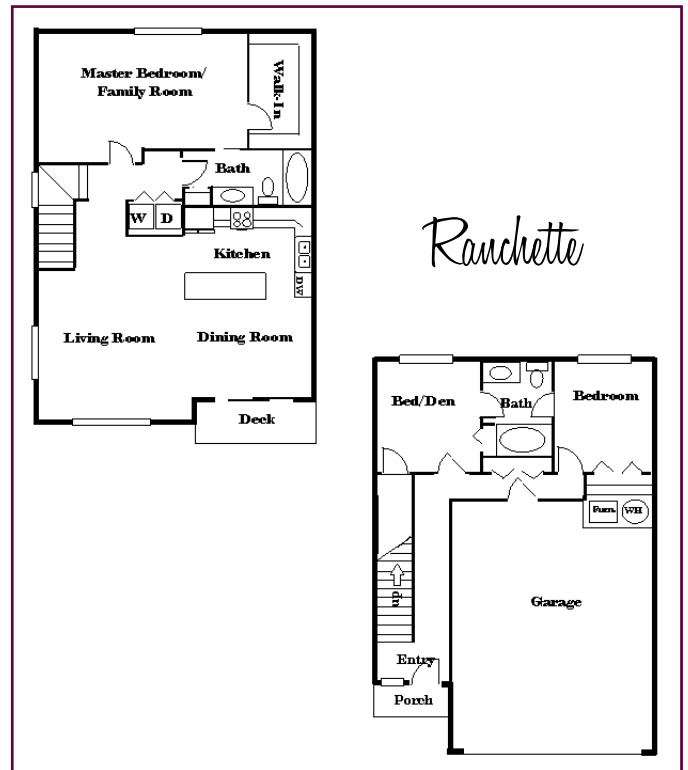
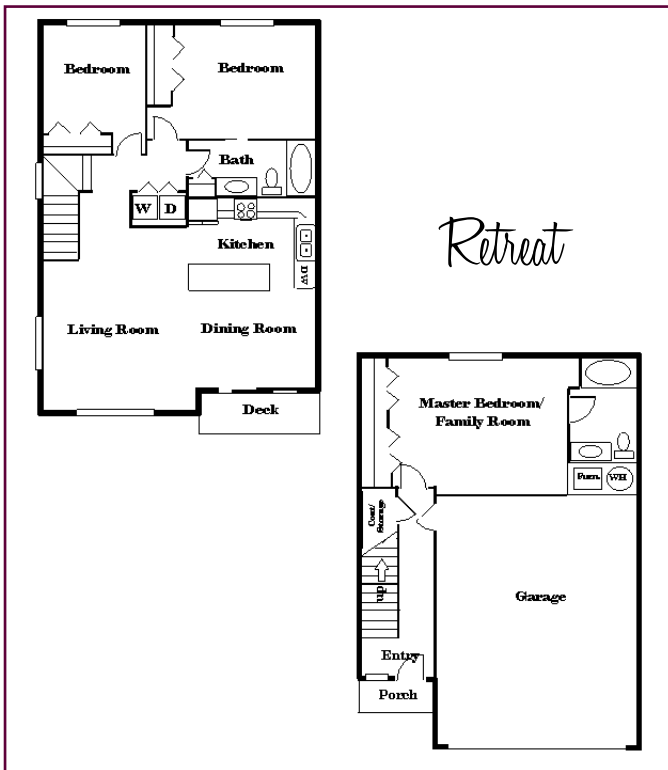
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2 Floor Plans to Choose From



As availability of these homes change on a daily basis, please call Pat's office at **751-2525**, or log on to her website at

www.PatriciaBaker.com

for current availability.

Please Note:

Floorplans in this booklet reflect the left side of each building.

Units on the right will be mirrored.

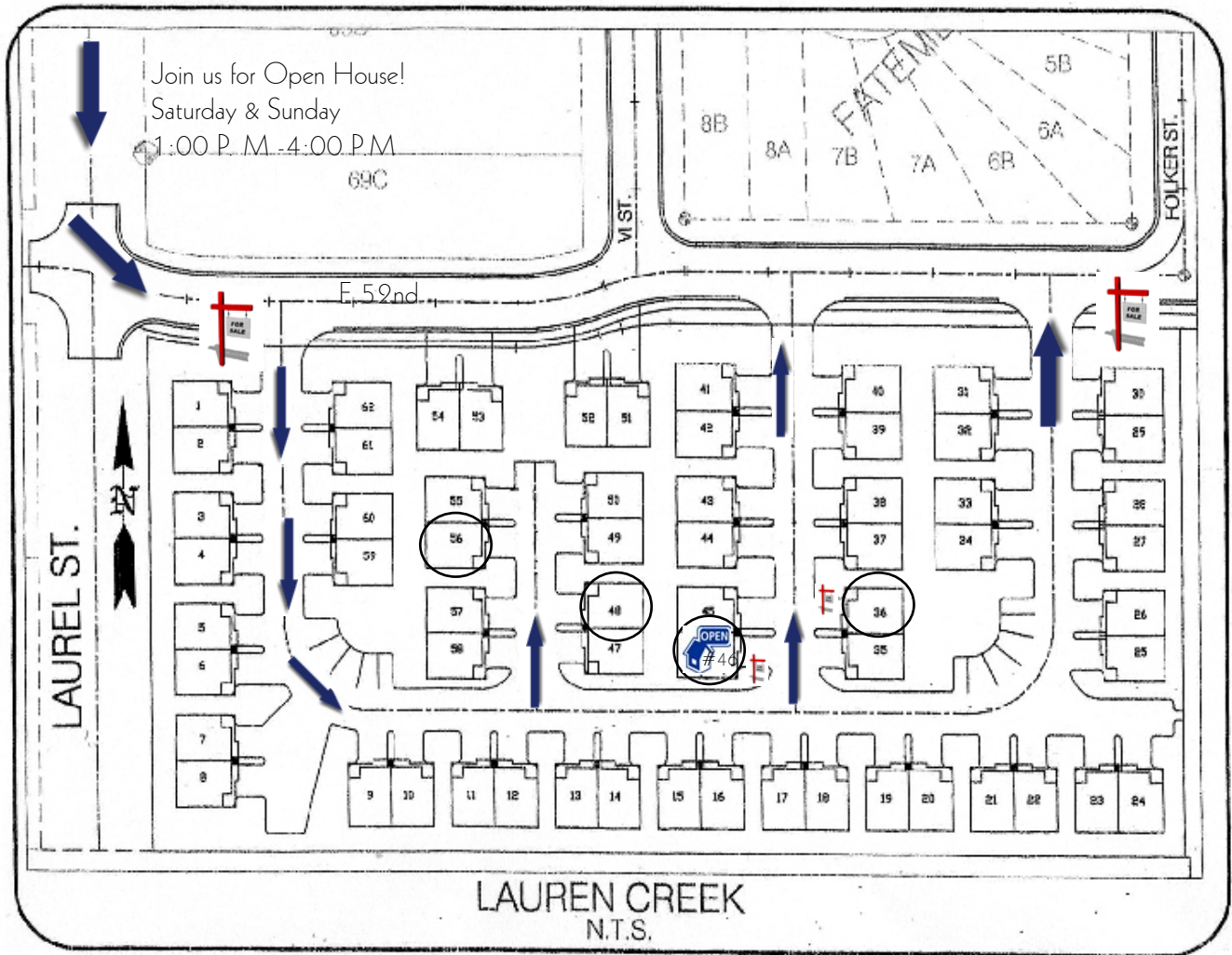

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Subdivision Plat



- | | |
|----------------------------------|------------------------|
| Unit # 36 5229 Sleepy Meadow - | Leased- Leased |
| Unit # 46 3230 Sleepy Meadow - | Vacant On MLS Lock Box |
| Unit # 48 5225 Peaceful Meadow - | Leased Leased |
| Unit # 56 5212 Peaceful Meadow - | Leased Month to Month |

Call Listing office for more details 907-751-2525

For Availability Please Log on to www.PatriciaBaker.com or call Listing Office.
Prices & Specifications Subject to Change without Notice or Obligation.

