

Property: 18 West Road Condominium **Unit: 204** **List Price: \$460,000**
1403 sq ft, 4 Rooms, 2 Bedrooms, 2 Bathrooms

This beautiful two bedroom, 2 bathroom apartment is perfect for you and your company. The bedrooms and the bathrooms are separated by the living room and kitchen, offering an extra level of privacy when you have over night guests. Or if you prefer, your guests can stay in the guest room located on the first floor. The living room and dining area is open and spacious and brings in extra light as the slider door leading to your balcony is right there. Indoor parking and a separate storage area add to the functionality and the charm of this wonderful unit.

2010 Monthly Fee: \$1,294.17 Includes: 24-hour concierge, building security, electronic emergency response system, heat, central air, electricity, cable, water, trash disposal, snow removal, repair and replacement of all major appliances, interior maintenance of the unit, exterior maintenance of the building & landscaping.

2010 Annual Property Taxes: \$7.03/\$1,000

See Community Page for Common Area features.

Property: 18 West Road Condominium **Unit: 215** **List Price: \$459,000**
1301 sq ft, 4 Rooms, 2 Bedrooms, 2 Bathrooms

Have it ALL! This beautiful home offers all of the upgrades you want! Hardwood & tile floors, French doors to an oversized deck, gas fireplace graced by a custom mantel, detailed crown moldings, granite countertops, stainless steel appliances and more all bathed in warm beautiful sunlight! Explore the upside of downsizing and see how easy maintenance-free living in the heart of Orleans can be!

2010 Monthly Fee: \$1,206.02 Includes: 24-hour concierge, building security, electronic emergency response system, heat, central air, electricity, cable, water, trash disposal, snow removal, repair and replacement of all major appliances, interior maintenance of the unit, exterior maintenance of the building & landscaping.

2010 Annual Property Taxes: \$7.03/\$1,000

See Community Page for Common Area features.

Property: 18 West Road Condominium **Unit: 305** **Rental: \$2,000/mo.**
1288 sq ft, 4 Rooms, 2 Bedrooms, 2 Bathrooms

Rental Opportunity

This is a spectacular third floor unit with a south facing view. The spacious unit has many upgrades, including granite countertops in the kitchen area, built in cabinets in the living room and master bedroom. The open feeling of the unit invites you to make this your home. The unit comes furnished, or you can bring you own. The choice is yours!

As a renter, you still get all the advantages of the property, including: 24-hour concierge, building security, electronic emergency response system, heat, central air, electricity, cable, water, trash disposal, snow removal, repair and replacement of all major appliances, interior maintenance of the unit, exterior maintenance of the building & landscaping.

