

LISTING INFORMATION FOR SINGLE FAMILY CONDO MARCH 1 2006
AVAILABLE FOR OCCUPANCY APRIL 1 2006

5415 N. VOLINI DRIVE, MARSHALL CITY

UNIT 4815

\$303,000

BUILT BEFORE 1978

TAXES \$3400/YR 05

MONTHLY ASSESSMENT. INCLUDES HEAT, AIR CONDITING, WATER,
COMMON INS, SECURITY, SCRTY SYSTS

COMMON AREA AMENITIES: BIKE ROOM, DOOR PERSON, COIN
LAUNDRY, COMMISSARY, ELEVS

ROOM	SIZE
LIVING RM	24X16
DINING RM	COMBO
KITCHEN	16x7
MASTER BR	16X11
2D BEDROOM	13X10

2 FULL BATHS

CLOSETS

MAPLE HARDWOOD FLOORS EVERY ROOM

STAINLESS APPLIANCES

DIRECTION NORTHEAST CORNER WITH SPECTACULAR VIRTUALLY
UNOBSTRUCTED VIEW OF LAKE AND NORTH SIDE OF CITY. FLOOR TO
CEILING GLASS WINDOWS

ACCESS TO LAKE, SOME PARK&BEACH. HEALTH CLUB WITH SW POOL,
SAUNA, STEAM, WTS AND NAUTILUS, LIFEGUARD DAY AND EVENING.

PARKING FEE INDOOR \$105 MO; VALET PARK INDOOR \$120 MO

CAR WASH SPACE IN DRIVEWAY

VOLINI DRIVE AND BALMORAL

TRANSPORTATION: BUS STOPS AT DOOR (N BOUND) AND ACROSS ST (S
BOUND). TROLLY AND SUBWAY TRAINS NEARBY. SOLD AS IS, ONE

BATHROOM IN 2D BR NEEDS A LITTLE UPDATE.

SPOTLESSLY CLEAN. HUGE UNIT.

PHOTO OF BLDG, TAKEN FROM SOUTH LOOKING NORTH, SUPPLIED ON
REQUEST.