

# Pond View Heights

Luxury Apartments

**Phase 3 Now Leasing!**



**Contact Information:** 507-345-8882, [www.lormarproperties.com](http://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, 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

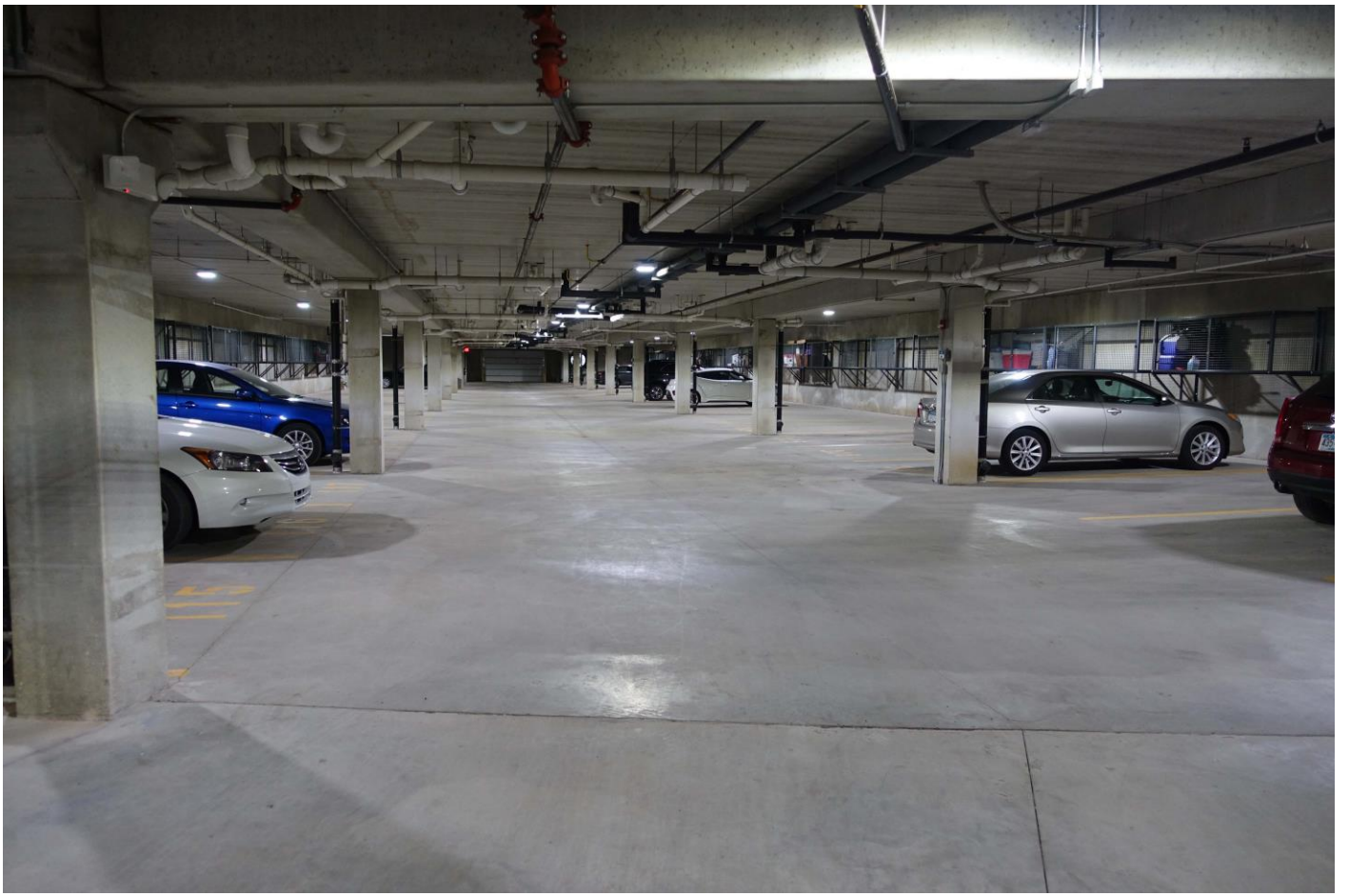
Unit Types	Rent/Mo.	Square footage
Floor Plan A: 1 Bedroom / 1 Bathroom	\$1,500	762
Floor Plan A1: 1 Bedroom / 1 Bathroom	\$1,525	801
Floor Plan B: 1 Bedroom + Den / 1 Bathroom	\$1,575	852
Floor Plans J/J1: 1 Bedroom / 1 Bathroom	\$1,700	1,048
Floor Plans K: 1 Bedroom / 1 Bathroom	\$1275	600
Floor Plan D: 2 Bedroom / 1 Bathroom	\$1,700	1,056
Floor Plan E: 2 Bedroom / 2 Bathroom	\$1,875	1,200
Floor Plan F: 2 Bedroom / 2 Bathroom	\$1,875	1,290
Floor Plan G: 2 Bedroom / 2.5 Bathroom	\$1,975	1,374
Floor Plan H: 3 Bedroom / 2 Bathroom	\$1,975	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















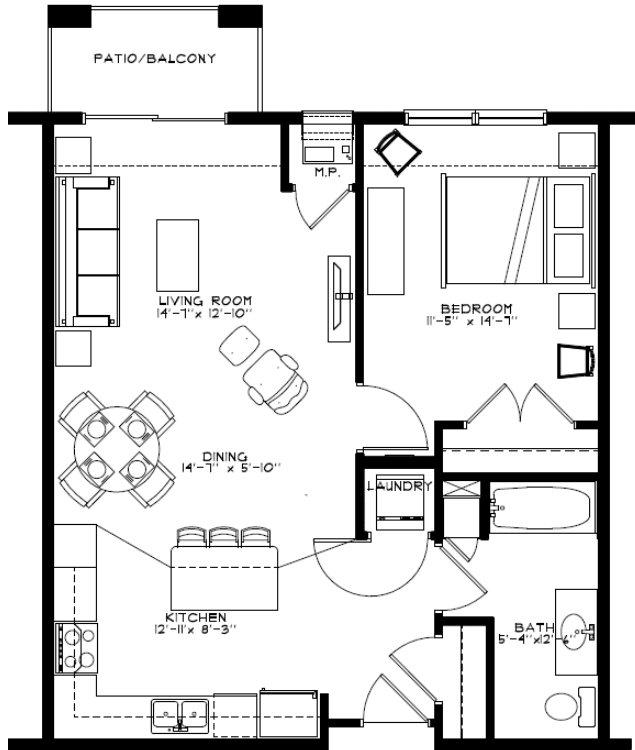




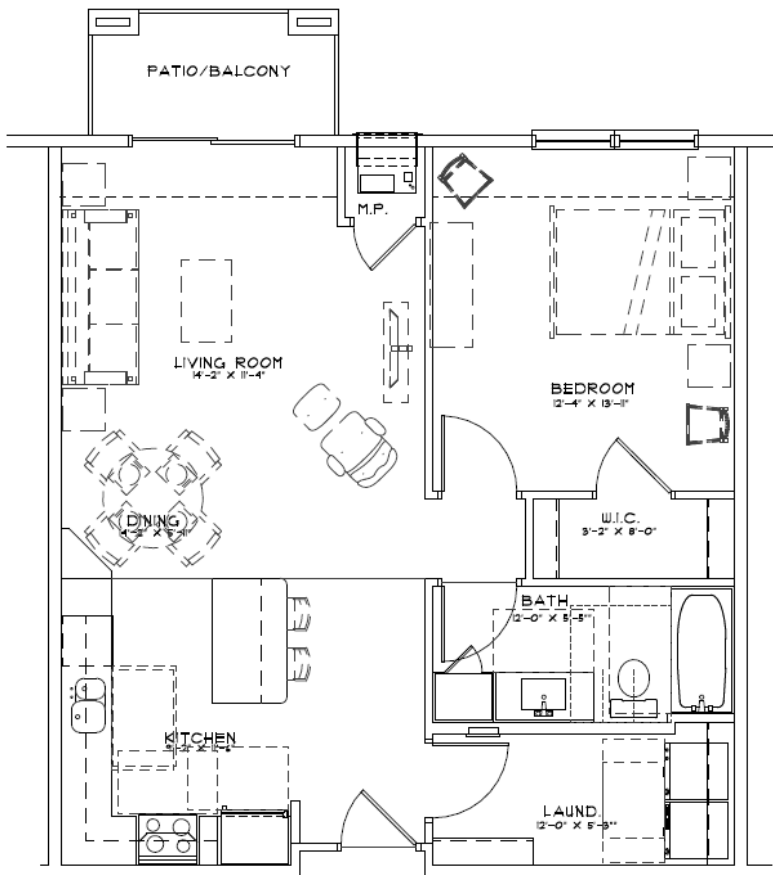




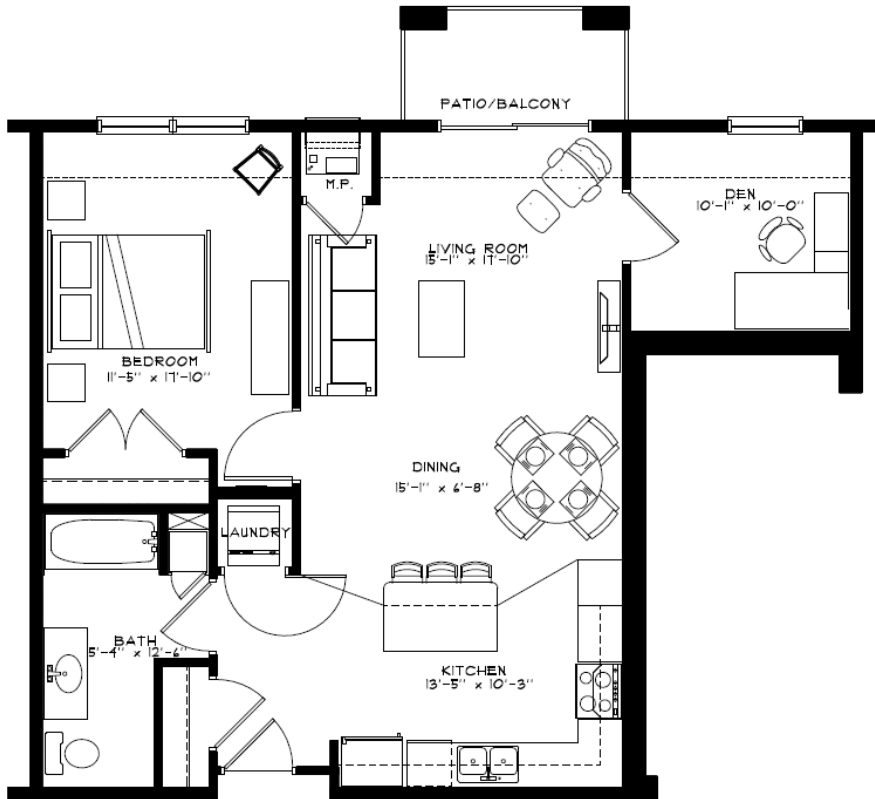
Phase II Unit Schematics:



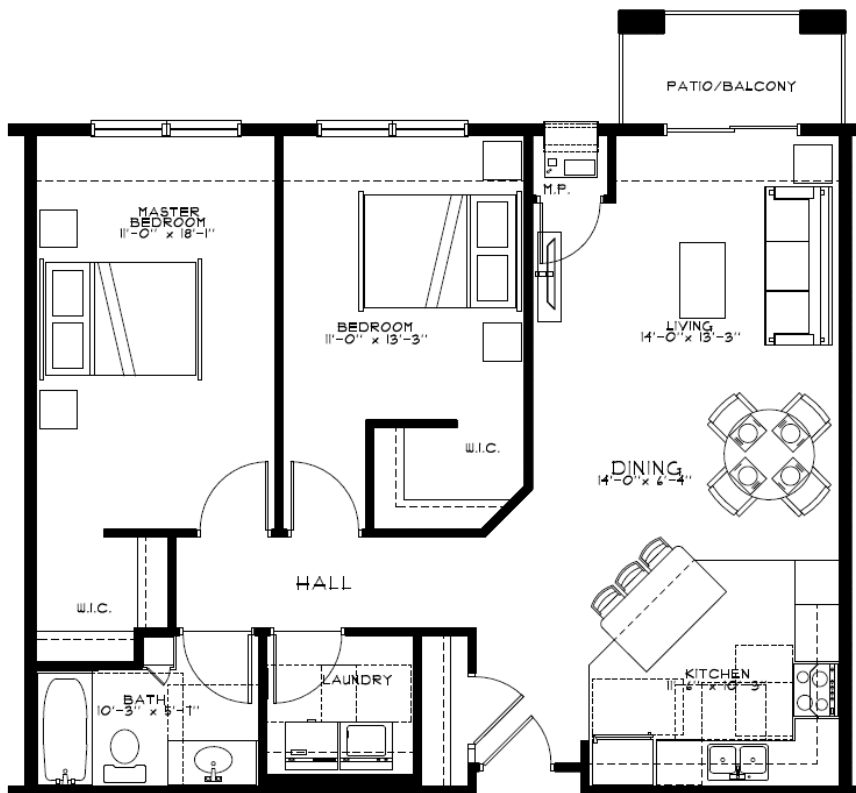
UNIT "A" FLOOR PLAN  
1 BED | BATH 742 S.F.



UNIT "A.1" FLOOR PLAN  
SCALE: 1/4" = 1'-0" TYPE "B" 801 S.F.  
1 BED | BATH (9) TOTAL



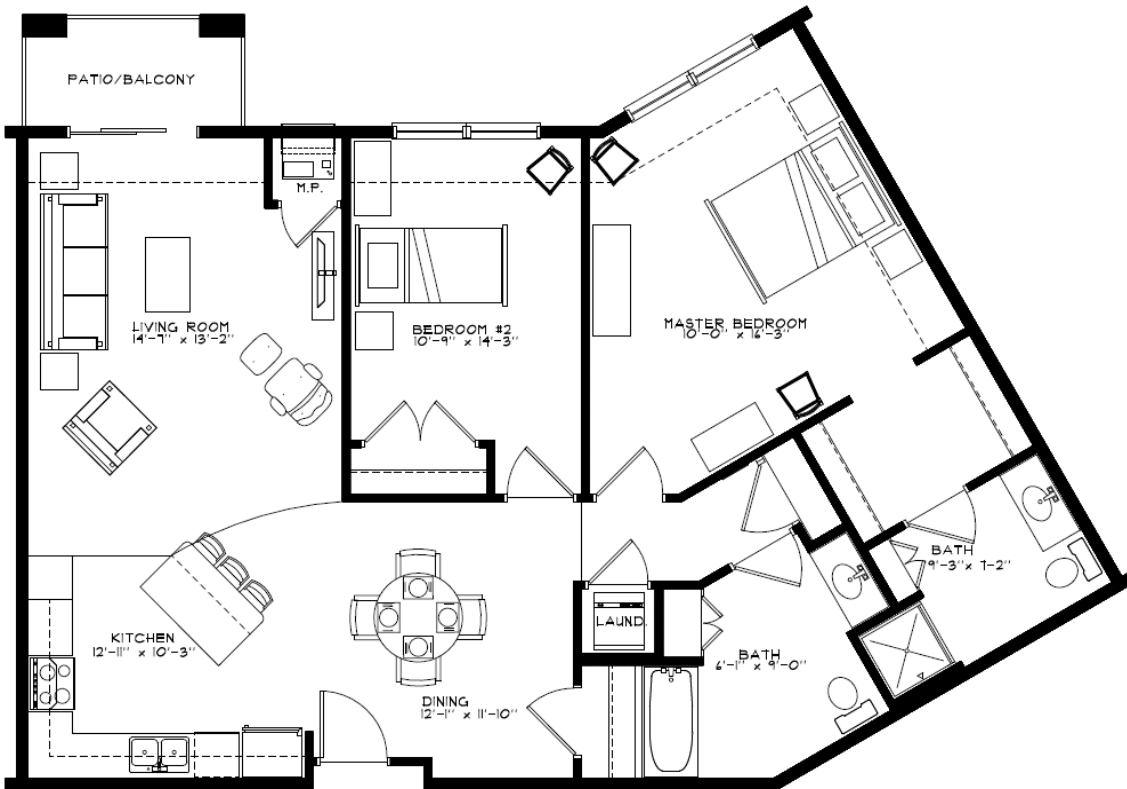
**UNIT "B" FLOOR PLAN**  
 1 BED | BATH w/ DEN      852 S.F.



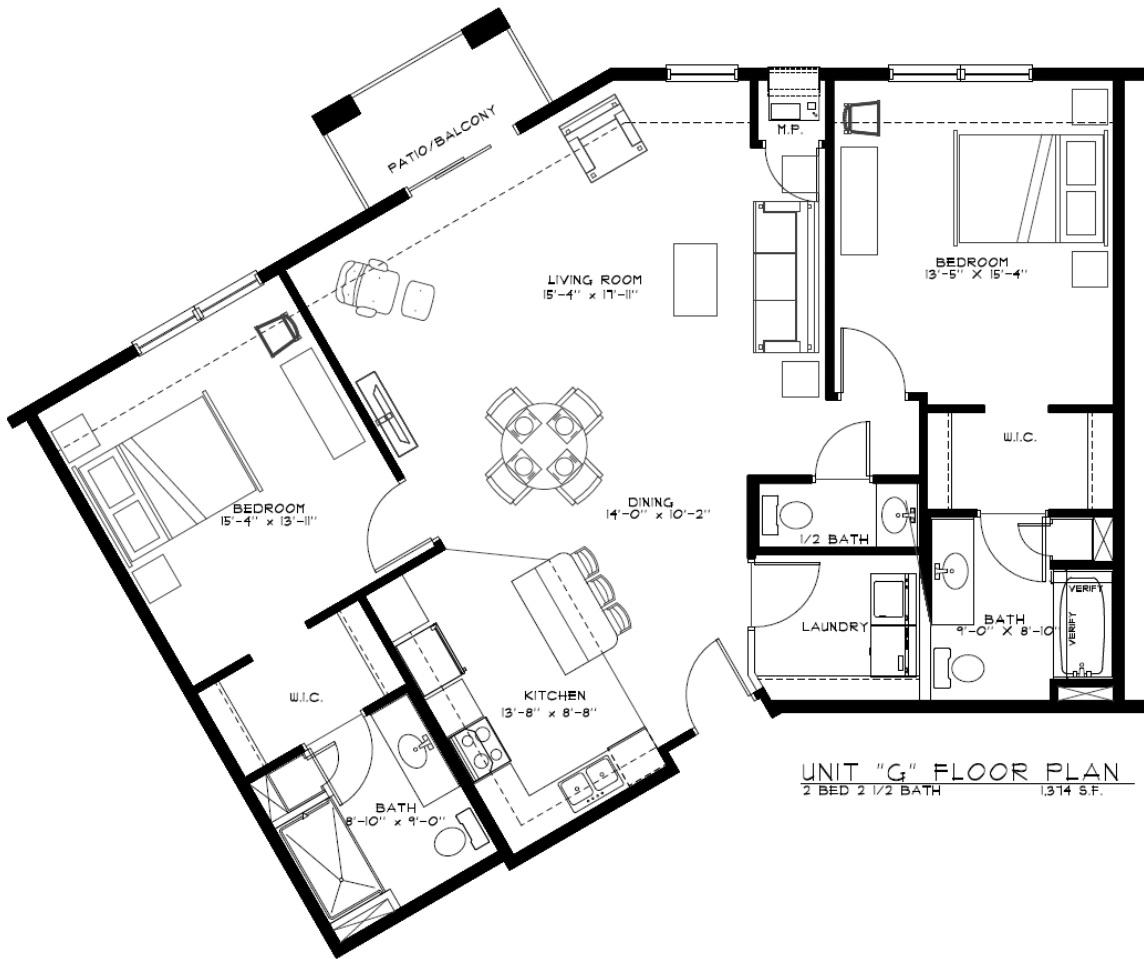
**UNIT "D" FLOOR PLAN**  
 2 BED | BATH      1,054 S.F.



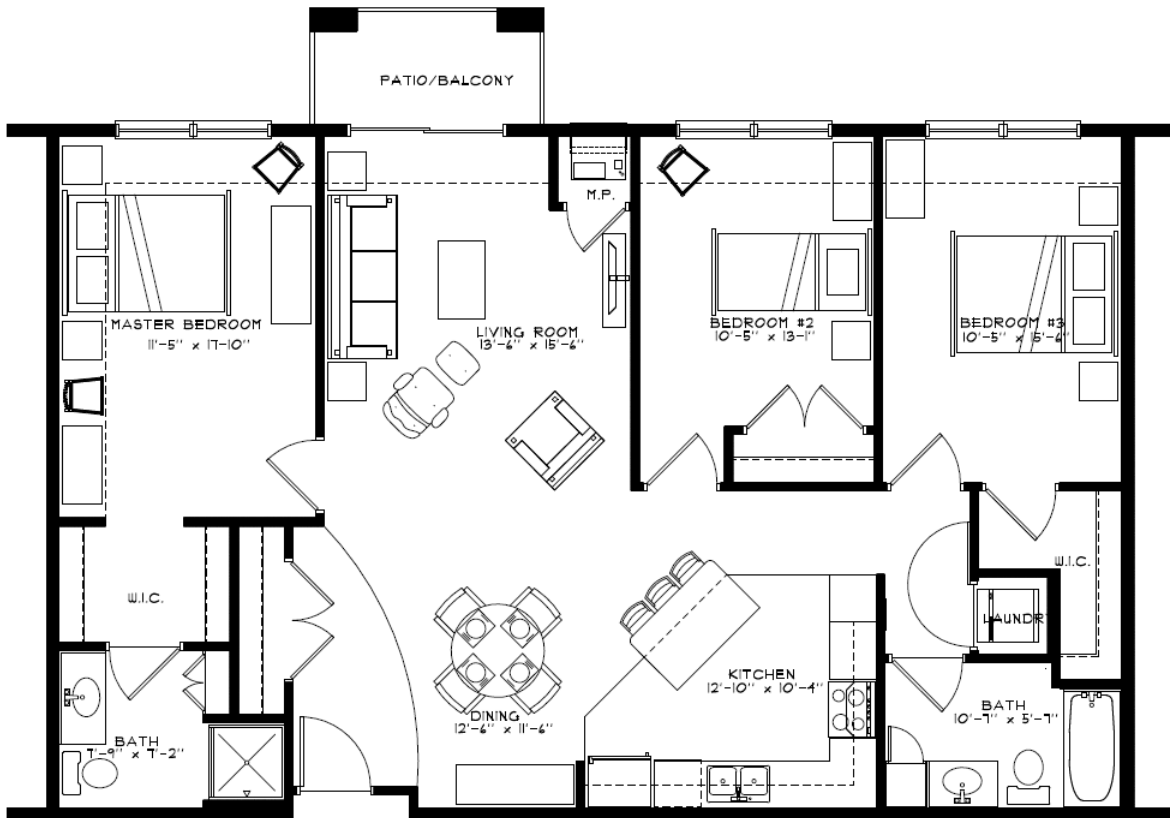
UNIT "E" FLOOR PLAN  
 2 BED 2 BATH 1,200 S.F.



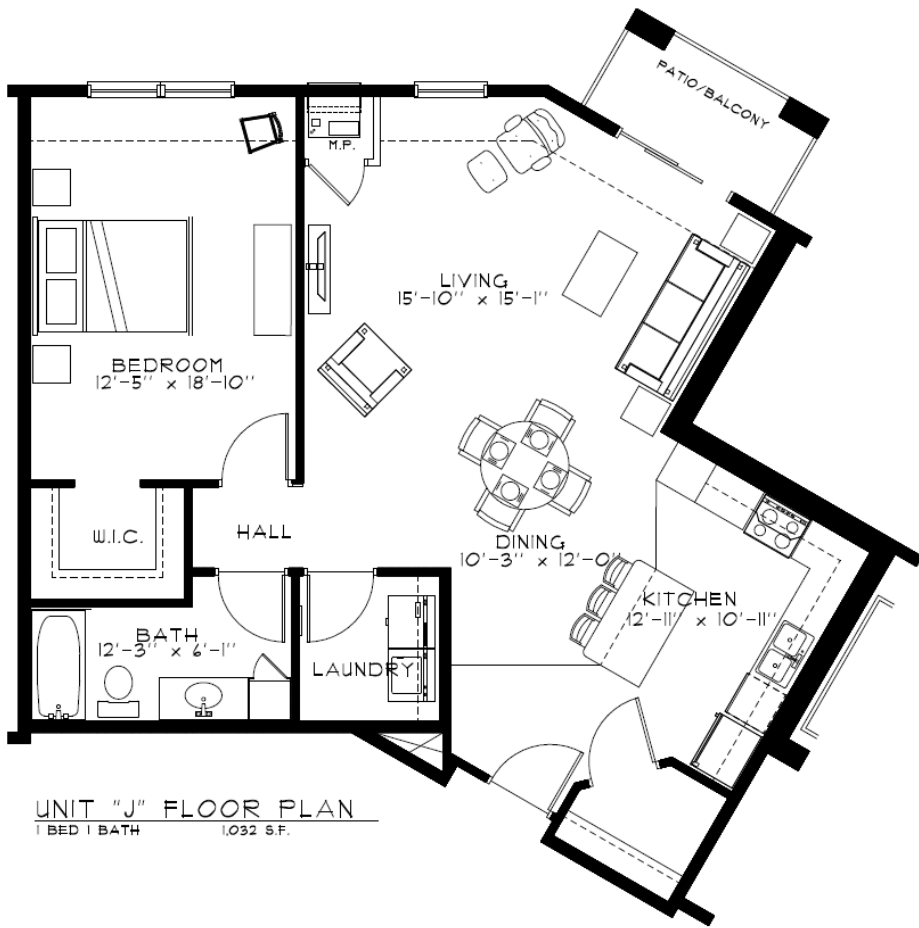
UNIT "F" FLOOR PLAN  
 2 BED 2 BATH 1,290 S.F.



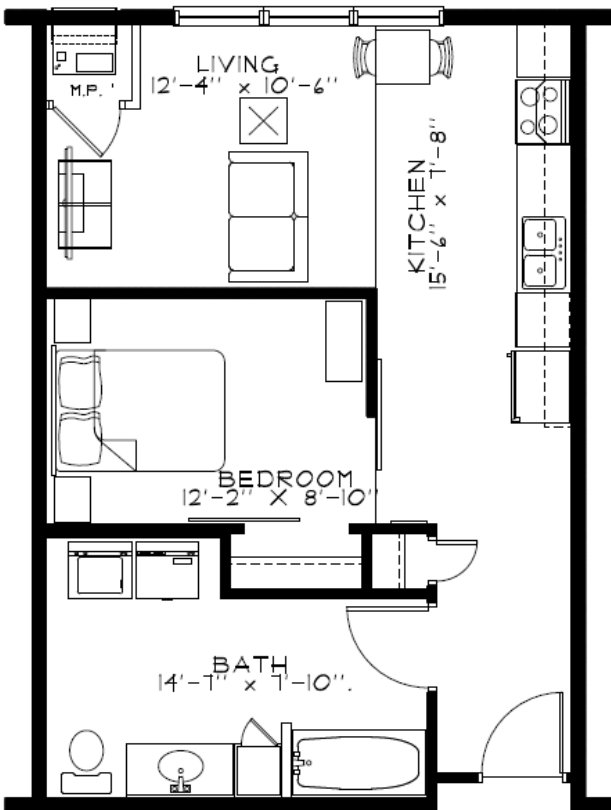
UNIT "G" FLOOR PLAN  
 2 BED 2 1/2 BATH 1,314 S.F.



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



**UNIT "J" FLOOR PLAN**  
 1 BED 1 BATH 1,032 S.F.

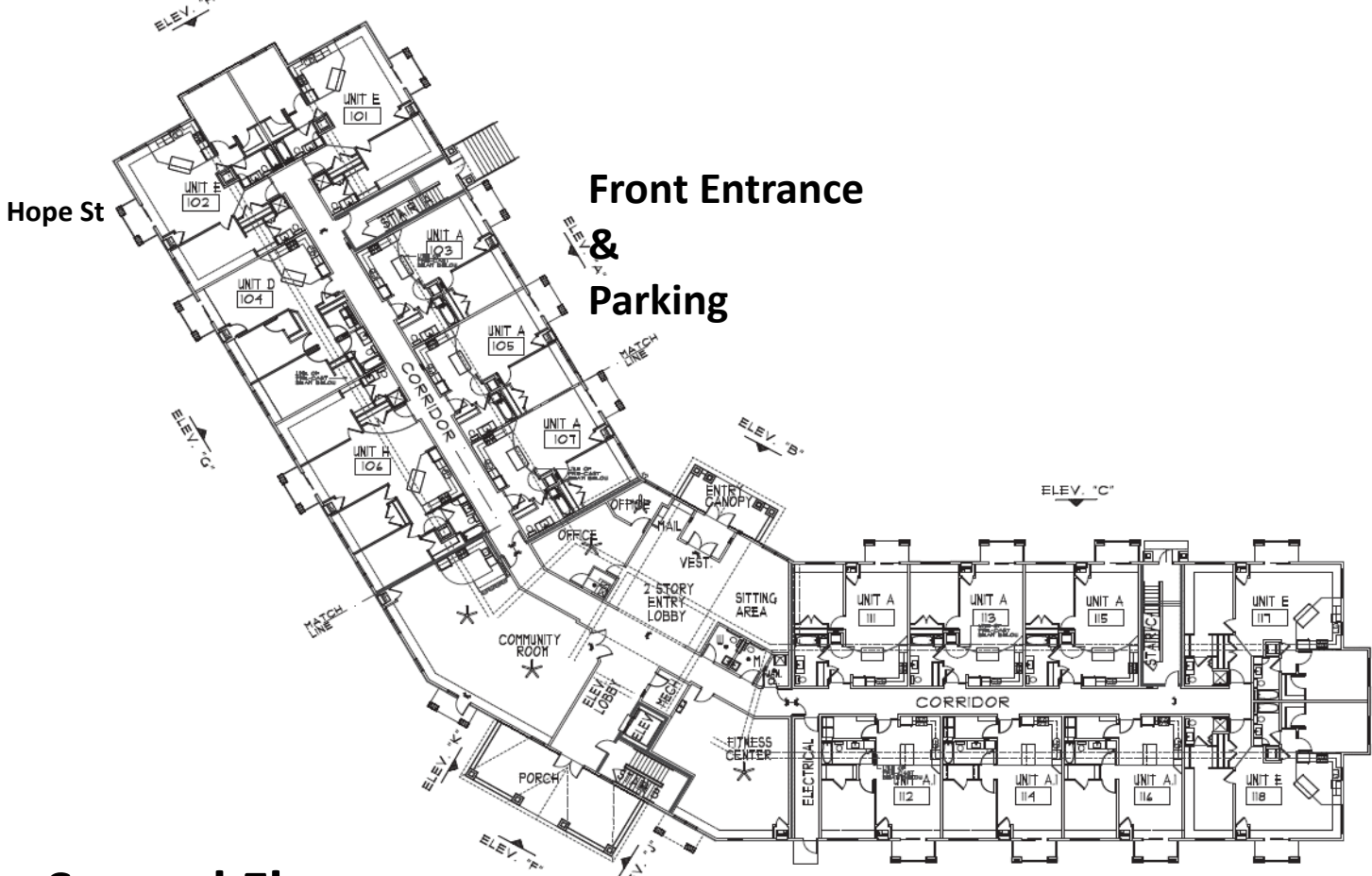



**UNIT "K" FLOOR PLAN**  
 1 BED 1 BATH 585 S.F.



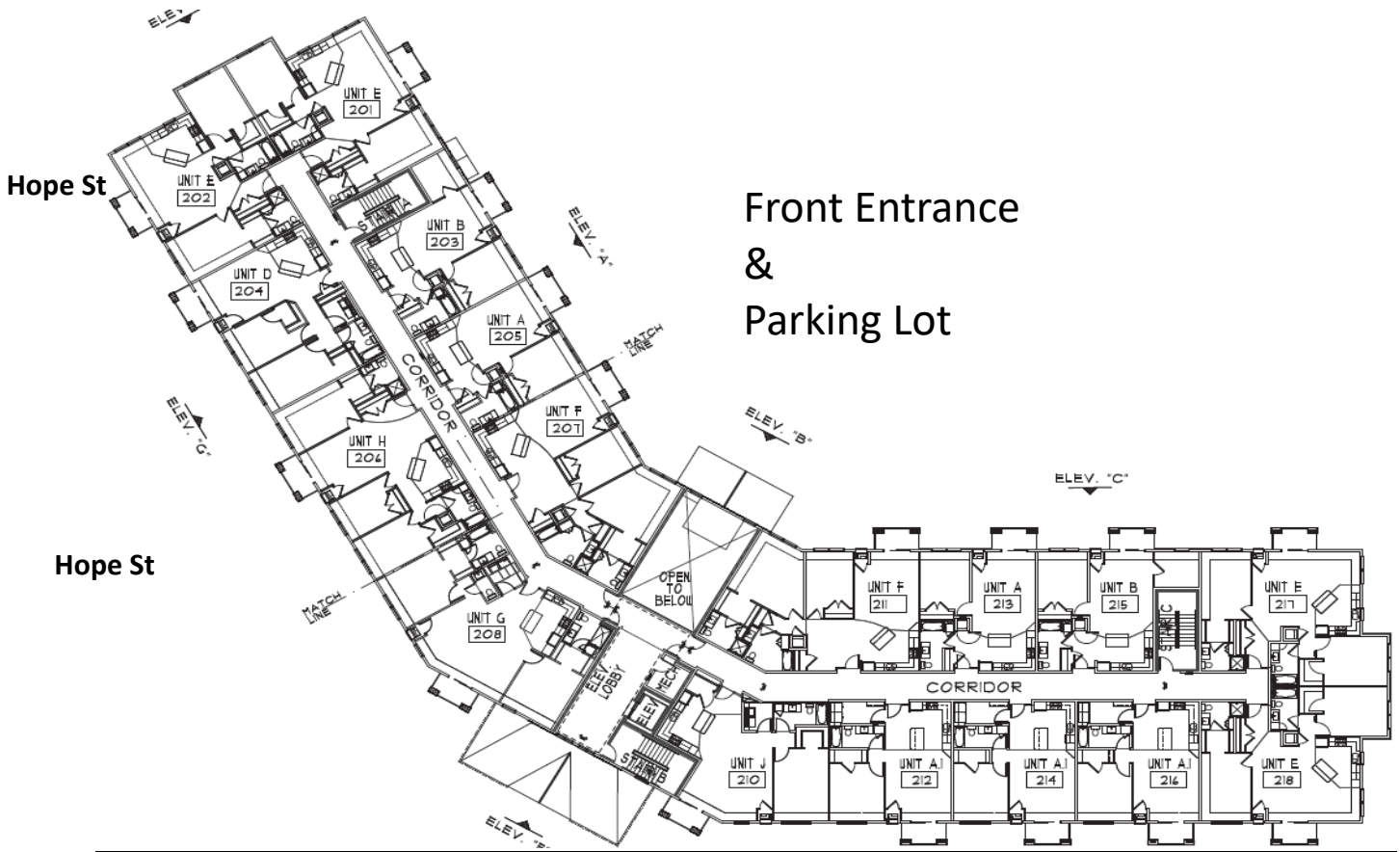
# First Floor

North



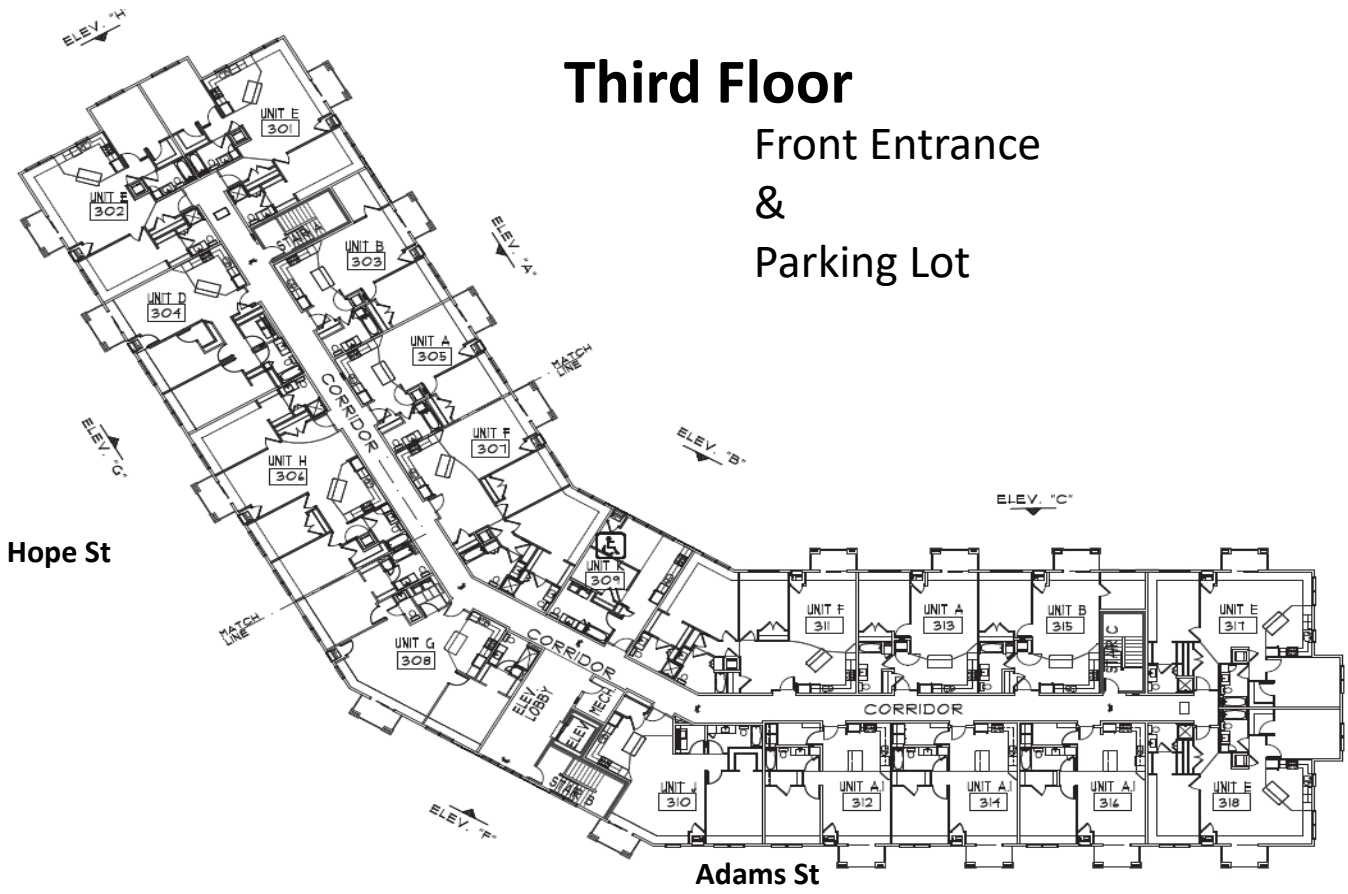
# Second Floor

Adams St



# Third Floor

Front Entrance  
&  
Parking Lot



# Underground Garage

North

Front Entrance  
&  
Parking

