



The Condominiums at Parkview

A GATED COMMUNITY

BEST VALUE IN MANDEVILLE

COME SEE OUR NEW **HIGH END RENOVATIONS!**

UP TO 100% FINANCING AVAILABLE FOR QUALIFIED BUYERS

The Condominiums at Parkview offers you a chance to own a distinctive property at an affordable price.

\$8,000 TAX CREDIT FOR FIRST TIME HOME BUYERS!!!

- GATED COMMUNITY W/ REMOTE ACCESS
 - ASSIGNED PARKING
 - PRIVATE STORAGE
- 1 YEAR OLD REPUBLIC HOME WARRANTY
 - POOL & PATIO
 - TENNIS COURT
 - CLUBHOUSE
 - EXERCISE ROOM
- AWARD WINNING SCHOOL DISTRICT

- GREAT INVESTMENT OPPORTUNITY
 - BELOW MARKET PRICING
 - INSTANT EQUITY



**FANNIE MAE
APPROVED!!!**

REVONATED MODEL UNITS AVAILABLE

UNIT RENOVATIONS INCLUDE:

- HARDWOOD FLOORING
- GRANITE COUNTERTOPS
- STAINLESS STEEL APPLIANCES
- FRENCH DOORS WITH BLINDS INSIDE
- CUSTOM CABINETS





- GRANITE COUNTERTOPS
- STAINLESS STEEL APPLIANCES
- FRENCH DOORS WITH BLINDS INSIDE
- CUSTOM CABINETS
- CERAMIC TILE IN WET AREAS
- NEW CARPET
- NEW PAINT
- NEW BRUSHED NICKEL HARDWARE THROUGHOUT
- NEW LIGHT FIXTURES
- NEW VANITIES
- ALL UNITS HAVE WALK-IN CLOSETS



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor, You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. JULY 2009

PARKVIEW FLOOR PLANS

CHOOSE THE FLOORPLAN THAT ACCOMODATES YOUR LIFESTYLE!

UNIT	FLOORPLAN	LEVEL	PRICE	MONTHLY CONDO FEE	CONDITION
211	2BD/ 2BA FLAT	1	\$109,900	\$161.58	RENOVATED
208	2BD/ 2BA TH	2	\$98,900	\$161.58	AS IS
206	3BD/ 2.5BA TH	1&2	\$129,900	\$282.00	RENOVATED
408	3BD/ 2.5BA TH	1&2	\$114,900	\$282.00	AS IS
204	2BD/2BA FLAT	2	\$79,900	\$161.58.	AS IS

LOCATION! LOCATION! LOCATION!



LOCATED IN THE HEART OF WEST MANDEVILLE, THE CONDOMINIUMS AT PARKVIEW ARE CONVENIENTLY LOCATED NEAR THE CAUSEWAY BRIDGE, SHOPPING, RESTAURANTS, ATHLETIC CLUBS AND LOCATED IN AN AWARD WINNING SCHOOL DISTRICT!

CONDO FEE BREAKDOWN

- Condo fees are a monthly payment made by members of a Condominium Association.
- Condo fees help to maintain the exterior of the buildings and the surrounding property through a community financial effort.
- Fee calculations are based on the square footage that a particular owner owns. In other words, the fees are reflective of the individual ownership that makes up all 60 units of The Condominiums at Parkview.
- In addition to maintenance of exterior elements of the property, Condo Fees often cover some utilities and property insurance that would otherwise be an additional cost to the owner.
- Condo Fees also contribute to a reserve fund that is at the disposal of the Condominium Association. This fund helps to cover unforeseen costs such as repairs or improvements to the property.
- The Condominiums at Parkview fees are \$0.20 per living square foot and cover the cost of the following:

- CLUBHOUSE/ ENTERTAINMENT ROOM
- FITNESS ROOM MAINTENANCE
- POOL MAINTENANCE

- CLUBHOUSE/ ENTERTAINMENT ROOM
 - FITNESS ROOM MAINTENANCE
 - POOL MAINTENANCE
- EXTERIOR BUILDING INSURANCE
 - COMMON AREA INSURANCE
- COMMON AREA MAINTENANCE
 - COMMON AREA UTILITIES
 - TERMITE CONTRACT
 - TRASH COLLECTION
- PARKING LOT MAINTENANCE

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The logo for Talbot Realty Group features the word "TALBOT" in a large, bold, serif font, with "REALTY GROUP" in a smaller, sans-serif font below it, all contained within a blue rectangular border.

Exclusive Marketing Agent

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