

9725 E Harvard Ave #364 | \$126,900



2 Bedrooms

2 Bathrooms

1,138 Square Feet

Woodstream Falls



- Bright penthouse condo with mountain views
- Two outdoor living spaces including private roof top deck
- Only unit on the 3rd floor (no shared walls)
- New paint and carpet
- Roomy bedrooms with two full baths
- White kitchen cabinets with glass cooktop and large pantry
- Minutes to restaurants, coffee shops, specialty groceries, parks, and bike trails
- HOA includes heat & cooling, electric, basic cable, and community pool



**Team Hetterich**  
Experts in Residence

**Steve, Lynn & Callan  
Hetterich and Julie Buri**

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## OVERVIEW

Neighborhood:	Woodstream Falls
Age:	1972
Style:	Ranch style condo
Construction:	Block/stucco
Garage:	Deeded carport space, surface spaces available for a nominal annual charge
Heat:	Common boiler
Cooling:	Common chiller
Fireplace:	1, Living room
Bedrooms:	Two
Bathrooms:	Two
Legal:	Woodstream Falls Condos U-364 Bldg-V Prk-C78
Possession:	Delivery of Deed
Terms:	CA, CV, VA
Zoning:	R-2-A
Taxes:	\$392 (2016)

## SCHOOLS

Elementary:	Samuels
Middle:	Hamilton
High:	Thomas Jefferson

## ROOM SIZES

Master Bedroom:	14'x12'
Living Room:	17'x13'
Dining Area:	13' x 9'
Kitchen:	9' x 7'
Bedroom 2:	14'x10'

## FLOOR PLAN

Main Level Square Footage:	1,138
Floor Plan:	Open Living/Dining, Kitchen, Master Bedroom with Full Bath, 2nd Bedroom, Full Hall Bath, Utility Closet

## MONTHLY FEES

HOA Fee:	\$462/Monthly
Fee Includes:	Heat and cooling, electric, basic cable, water & sewer, insurance, pool, exterior and grounds maintenance (incl roof)

Inclusions: Refrigerator, stove, dishwasher



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