

Colony Place

C O N D O M I N I U M S

669 West 15th Street, Wahoo, NE 68066

402-443-3207



Colony Place

C O N D O M I N I U M S

Amenities and Features

- *Minimum age 55*
- *Pets allowed (Restrictions apply)*
- *Smoke Free in building and units*
- *1 Day Local Moving Service provided*
- *Two year guaranteed Association Assessment*
- *One Year Warranty on Units for workmanship, appliances & fixtures*
- *Security system with intercom and remote-activated entry for visitors*
- *Entire building fire-protected by sprinkler and smoke alarm systems*
- *Central Community Room with bathroom, kitchen, and 10' x 20' patio*
- *Private Bonus Room available for cards, meetings, coffees, etc.*
- *Covered drive-up entry and abundant parking*
- *Individual garage doors for each stall (9' W x 8' H), with ½ hp garage door opener & controls*
- *Individual lockable 3' x 8' storage closet in garage*
- *2 x 6 exterior wall construction on residential living space*
- *5/8" and 1/2" sheet rock with rounded corners, light orange-peel texture*
- *90% High-efficiency gas furnace and central air conditioning*

Colony Place Condominiums

Amenities and Features

Page 1 of 1

Colony Place

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- *Separate metering in each Unit for electricity and water*
- *Common meter for community hot water system and lawn irrigation*
- *Crestline Vinyl-Crest gliding windows and patio doors*
- *Patio door and 10' x 10' patio for each unit*
- *High-density insulation and air seal package, R-21 sidewall and R-38 ceiling insulation*
- *Insulated, staggered-stud "party" walls for comfort and sound isolation between units 9' ceiling heights everywhere*
- *Handicap toilets (18" high), low profile tubs for easy step in and out. Walls back-braced for grab bar installations*
- *Chrome single-handle kitchen, bath and shower faucets*
- *Stainless steel double-bay kitchen sink with garbage disposal*
- *Complete light fixture package*
- *36" vanity, medicine chest and overhead exhaust fan in bathroom*
- *Schrock traditional Oak cabinets with Crown Molding, oak doors & trim throughout*
- *Garage insulated and sheet rocked with 5/8" sheet rock*
- *Maintenance-free exterior siding, brick, soffit and gutter systems*
- *Automatic lawn sprinkler, landscaping, bushes, trees, and lawn*

Colony Place Condominiums

Amenities and Features

Page 2 of 2

Colony Place

C O N D O M I N I U M S

<i>Unit</i>	<i>No. of Baths</i>	<i>No. of BR</i>	<i>Sq. ft.</i>	<i>Priced At</i>
1	2	2	1,041	\$107,000
2	2	2	1,159	\$113,000
3	1	2	1,041	\$105,500
4	1	2	1,041	\$105,500
5	1	2	1,041	\$105,500
6	1	2	1,041	\$105,500
7	1	1	726	\$82,500
8	1	1	726	\$82,500
9	1	1	804	\$89,900
10	1	1	921	\$92,500

Estimated Monthly Budget for Association Assessment and Individual Unit expenses

Unit	Sq. ft.	Association Monthly Assessment	Estimated Monthly Individual Unit Expenses							Total Monthly	P&J 80% Loan Monthly	Total Monthly	Available Financing			
			Telephone	Cable	Garbage	Taxes	Insurance	Condo	Utilities				Sales Price	Loan Amount	Down Payment	
Unit 1	1,041	\$145	\$40	\$25	\$15	\$100	\$25	\$100	\$25	\$100	\$450	\$503	\$963	\$107,000	\$85,600	\$21,400
Unit 2	1,159	\$160	\$40	\$25	\$15	\$107	\$25	\$100	\$25	\$100	\$472	\$542	\$1,014	\$113,000	\$90,400	\$22,600
Unit 3	1,041	\$145	\$40	\$25	\$15	\$97	\$22	\$100	\$22	\$100	\$444	\$506	\$950	\$105,500	\$84,400	\$21,100
Unit 4	1,041	\$145	\$40	\$25	\$15	\$97	\$22	\$100	\$22	\$100	\$444	\$506	\$950	\$105,500	\$84,400	\$21,100
Unit 5	1,041	\$145	\$40	\$25	\$15	\$97	\$22	\$100	\$22	\$100	\$444	\$506	\$950	\$105,500	\$84,400	\$21,100
Unit 6	1,041	\$145	\$40	\$25	\$15	\$97	\$22	\$100	\$22	\$100	\$444	\$506	\$950	\$105,500	\$84,400	\$21,100
Unit 7	726	\$100	\$40	\$25	\$15	\$74	\$20	\$100	\$20	\$100	\$374	\$495	\$869	\$82,500	\$66,000	\$16,500
Unit 8	726	\$100	\$40	\$25	\$15	\$74	\$20	\$100	\$20	\$100	\$374	\$495	\$869	\$82,500	\$66,000	\$16,500
Unit 9	804	\$115	\$40	\$25	\$15	\$74	\$20	\$100	\$20	\$100	\$389	\$539	\$928	\$89,900	\$71,920	\$17,980
Unit 10	921	\$130	\$40	\$25	\$15	\$74	\$20	\$100	\$20	\$100	\$404	\$555	\$959	\$92,500	\$74,000	\$18,500