

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

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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

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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 |