

SoNoMa Lofts

Condominiums

2915 2nd Avenue South #202

\$114,900



AGE: 2006 –2007
SCHOOLS: Ponderosa, Riverside, Senior
SQ. FOOTAGE: 879
ML#: 172960



Marketed By
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Condominiums

(SOutside NOrth of MAverick)

Experience this vanguard one bedroom loft condominium project in the Central Business District in an area that is undergoing massive revitalization. These 12 units are located across from the Old Maverick Fire Station which was recently renovated. Walking distance to downtown.

The site will be surrounded by a secure fence with a remote controlled entry gate and gate house for mailboxes and intercom. On the west side of the site construction is complete on the 4 unit building. On the east side of the site is an existing building which houses 8 rental units. These will be renovated in phase 2 and are available now for pre-sale. There will be a 12 space auto court. Each building will have its own stair tower with an open deck on each level. Each unit will have radiant floor heat and air conditioning. Exposed, colored concrete floors. The ceilings will range from 10.5' to 14' and some units will have clerestory windows. The two main level units in the new building have some additional handicap accessible features such as wider doors and grab bars. Lots of large windows and natural light. Lots of ventilation.

Exterior of the new building is galvanized corrugated steel in 3 colors. The exterior of the existing building is painted to match. The new building is built using Structural Insulated Panels and the existing building will be highly insulated. These units will be very energy efficient.

The Homeowner's Association Fee will include the water and heat as well as insurance and exterior maintenance (HOA fee estimated to be \$85)

