

**Property: The Melrose of Harwich Port      Unit: 102      List Price: \$350,000**

1,142 sq ft    3 Rooms    2 Bedrooms    2 Full Bathrooms

This is a wonderful corner unit on the 1st floor. The view from one side is towards a wooded area, adding even more privacy to an already private unit. The inside is sunny and bright. You'll find ample space in the 2 bedrooms, each with its own bathroom. Parking is conveniently located close by in the outdoor parking area. You also have a private storage area, large enough to accommodate seasonal and other items that you don't use on a daily basis.

**2010 Monthly Fee:** \$1,116.72 **Includes:** 24-hr concierge, building security, electronic emergency response system, heat, central air, electricity, cable, water, trash disposal, snow removal, repair & replacement of all major appliances, as well as interior maintenance of unit with exterior maintenance of building & landscaping. **2010 Annual Property Taxes:** \$7.03/\$1000

See Community Page for Common Area features.

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**Property: The Melrose of Harwich Port      Unit: 104      List Price: \$349,000**

1,375 sq ft    6 Rooms    2 Bedrooms    2 Full Bathrooms

First floor living at its best. This spacious 2 bedroom unit has wood floors in the living room and dining room. The walk in kitchen is well laid out with plenty of counter space and has a large pass through that brings the natural light into the kitchen area. Both bedrooms have their own bathrooms and are located on opposite side of the unit for maximum comfort and privacy.

**2010 Monthly Fee:** \$1,357.78 **Includes:** 24-hr concierge, building security, electronic emergency response system, heat, central air, electricity, cable, water, trash disposal, snow removal, repair & replacement of all major appliances, as well as interior maintenance of unit with exterior maintenance of building & landscaping. **2010 Annual Property Taxes:** \$7.03/\$1000

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**Property: The Melrose of Harwich Port      Unit: 109      List Price: \$429,000**

1,242 sq ft    3 Rooms    2 Bedrooms    2 Full Bathrooms

You will fall in love with this ready-to-move into unit. This unit is on the first floor, with a deck that is filled with morning sunshine and overlooks a quiet side street. The two bedrooms both have their own bathroom and each has a linen closet. The master bedroom is large enough for a king-size bed, with room to spare. Every window has full size plantation shutters and there is neutral 100% wool

carpeting throughout the space. And last but not least, there is a bonus room that is perfect for a den or an office.

**2010 Monthly Fee:** \$1,206.79 **Includes:** 24-hr concierge, building security, electronic emergency response system, heat, central air, electricity, cable, water, trash disposal, snow removal, repair & replacement of all major appliances, as well as interior maintenance of unit with exterior maintenance of building & landscaping. **2010 Annual Property Taxes:** \$7.03/\$1000

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**Property: The Melrose of Harwich Port      Unit: 206      List Price: \$349,000**

1,485 sq ft    2 Rooms    2 Bedrooms    2 Full Bathrooms

Take a moment to explore this beautiful two bedroom, two bathroom condominium. In addition to the bedrooms and bathrooms, this condo has a wonderful open and large kitchen, with a vaulted ceiling, making the room feel very spacious. The kitchen has loads of counter space and cupboards for storage and opens into the dining room and large living room. There is a bonus room that could easily be used for a library, den or office – the choice is yours. This unit also includes off street parking and private storage in the basement.

**2010 Monthly Fee:** \$1,456.68 **Includes:** 24-hr concierge, building security, electronic emergency response system, heat, central air, electricity, cable, water, trash disposal, snow removal, repair & replacement of all major appliances, as well as interior maintenance of unit with exterior maintenance of building & landscaping. **2010 Annual Property Taxes:** \$7.03/\$1000

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**Property: The Melrose of Harwich Port      Unit: 207      List Price: \$259,900**

1,292 sq ft    2 Rooms    2 Bedrooms    2 Full Bathrooms

Imagine enjoying your morning coffee on this spacious semi-circular deck that you access from both your living room and from your master bedroom. Or wait until the end of day and enjoy the sunset from the western view off your deck. Inside you have a separate entryway with an oversized closet. Then you move into a spacious living areas, large enough to accommodate all your furniture. A bonus is the eat-in kitchen with lots of cabinets and a separate pantry. The master bedroom has an on-suite bathroom and a walk-in closet. The 2<sup>nd</sup> bedroom, also with its own bathroom, has a lovely nook for a desk or a reading area.

**2010 Monthly Fee:** \$1,279.20 **Includes:** 24-hr concierge, building security, electronic emergency response system, heat, central air, electricity, cable, water, trash disposal, snow removal, repair & replacement of all major appliances, as well as interior maintenance of unit with exterior maintenance of building & landscaping. **2010 Annual Property Taxes:** \$7.03/\$1000

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**Property: The Melrose of Harwich Port**

**Unit: 213**

**List Price: \$469,000**

1,455 sq ft    6 Rooms    2 Bedrooms    2 Full Bathrooms

You have to see this delightful corner unit facing north and east. The many windows make it bright and cheerful. The unit boasts a master bedroom suite with private bath and walk-in closet. There is a second bedroom and bath, laundry, a spacious galley kitchen which connects to a corner den/office. The dining area is ample and the living room opens on to a lovely spacious deck which faces east, again sunny and bright and a perfect place for you to enjoy your morning coffee in good weather. Plenty of closet space and storage space.

**2010 Monthly Fee:** \$1,439.90 **Includes:** 24-hr concierge, building security, electronic emergency response system, heat, central air, electricity, cable, water, trash disposal, snow removal, repair & replacement of all major appliances, as well as interior maintenance of unit with exterior maintenance of building & landscaping. **2010 Annual Property Taxes:** \$7.03/\$1000

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