

## **The Bluffs of Elk River**

A dramatic new gateway to downtown Historical Elk River has risen on the banks of the Mississippi River! The ideal place to call home...For you, it comes down to good looks, comfort, location, and value. And at the Bluffs, they all come together in one extraordinary collection of stylish condominium homes. The City of Elk River stylishly harmonizes small town atmosphere with urban ambiance. You'll be inspired by the picturesque views of the Mississippi River and welcoming hometown feeling. It's the place to be, with enough variety in activities and conveniences to satisfy the most discerning individual. From Sunday brunch with friends, an afternoon at the River's Edge Commons Park with its unique Amphitheatre, splash fountain and picnic gazebo, or non stop shopping adventures- enjoy it all without ever leaving the neighborhood!

## **Standard Features and Amenities**

67 unit, 4 rise Condominium with two elevator shafts  
Distinctive architecture design  
Unit sizes: 700 to 1300 square feet finished  
Base price ranges: \$140,000 to \$259,000  
19 unique one and two bedroom/one and two bath floor plans to choose from  
Historical Downtown Elk River Main Street location - many convenient amenities within walking distance  
Quick access to Highway 10 and 169 for easy commute  
Within one mile to YMCA (to be completed in fall of 2008)  
Within one mile to future Northstar Commuter Rail Depot (completion date fall of 2009)  
Underground secured parking- one stall per unit – additional stall can be purchased at time of sale (first come first serve – limited quantity available)  
Secured Electronic Entrance with individual per unit call system  
Security Camera monitoring system throughout building interior and exterior common areas  
Stunning Mississippi River views  
Exercise room with mirrored walls features: two flat screen TV's, varied cardio machines, weight machine and free weights  
Community Room features: pool table, 2 flat screen TV's, full kitchen set up, bathroom, game tables, reading area, & 32 foot river front balcony with outdoor seating

### **Base Standards per Unit:**

Professional on staff designer consultation (one hour) with each purchase  
High efficiency individual heating/cooling system per unit  
Oak cabinetry and millwork  
Wire coated shelving in storage closets  
Brushed nickel bathroom accessory package  
Flooring – Carpet/Vinyl  
One medium base wall color (buyer's choice)  
Oversized maintenance free windows with white enameled trim casing  
Private balcony with maintenance free decking featured in most units

Stainless steel kitchen sink & faucet  
Ceramic tile flooring in master bath  
Cultured marble vanity tops in bathrooms  
Laminate countertops in kitchen with oak edge  
Pre-wired for cable, DSL and phone  
Appliance package includes; smooth top electric range, microwave fan/hood, side by side refrigerator with water and ice dispensers, disposal, dishwasher, washer/dryer. (Standard Kitchen Appliance Colors: white or black. Washer/Dryer white only)  
Patio slider or atrium door to all units  
Secured storage locker to each unit  
One garage stall assigned to each unit

**Optional Upgrades:**

Many varieties of flooring upgrades available including: Konetco, wood, ceramic, carpet and ceramic tile  
Cabinetry wood selections: Variety available including; Maple, Birch, Cherry, Oak  
Cabinetry style selections: Variety available including; Mission, Raised Edge, or Raised Panel  
Upgraded kitchen appliances including Stainless Steel  
Upgraded interior door packages  
Countertops - kitchen and/or baths: Granite, Cambria, or Silestone  
Upgraded Lighting, Hardware & Plumbing Fixtures  
Addition of oak cabinetry and countertop storage in laundry room

**SALES CENTER HOURS: THURSDAY THRU SUNDAY 1-5 P.M.**