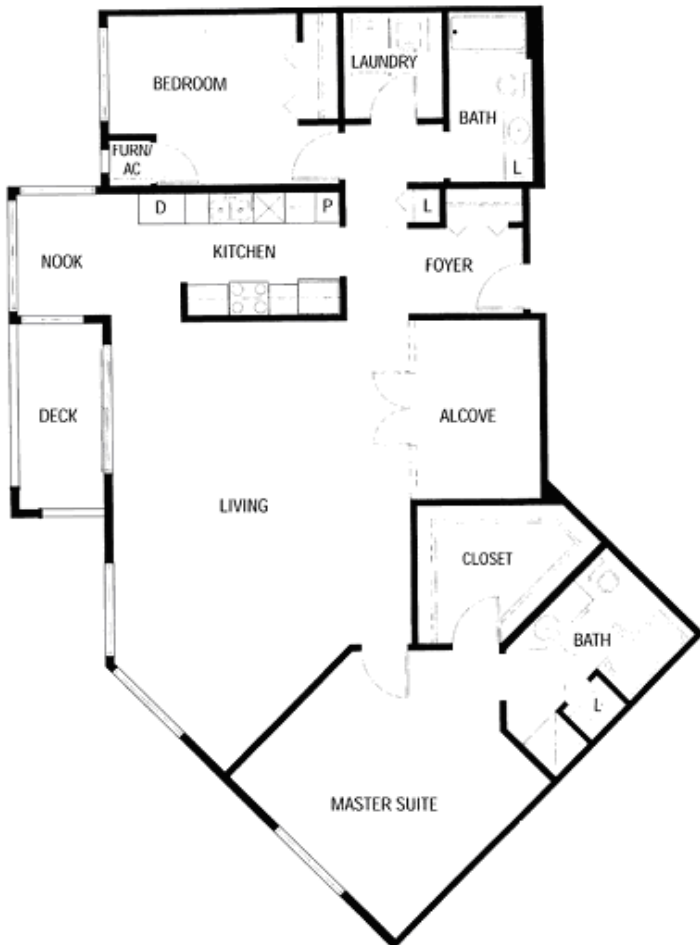


# THEODORE ROOSEVELT

2 bedrooms, 2 baths – 1592 sq. ft.

- Bright, airy home with lots of windows
- Deck overlooking peaceful green space
- Large Master Suite with roomy walk-in closet, large bath
- Spacious living room with formal dining area and versatile alcove



## Every Gramercy Greenhaven Home includes:

- Stately 9 ft. ceilings with cove moldings
- Professionally installed floor coverings
- Efficient galley kitchen with refrigerator, range, microwave oven and dishwasher
- In-unit laundry with washer and dryer
- Six-panel interior doors
- Custom blinds on all windows
- Locked storage unit on the same floor
- Secure underground heated garage with car wash bay
- Stairway and elevator access to all floors

## PLUS use of all the amenities:

- Library/Business Center
- Fitness Center
- Creative Arts Room
- Woodworking Shop
- Large outdoor courtyard with patio and gas grills
- Clubhouse with indoor pool, sauna, spa, virtual golf, and outdoor patio area
- Gramercy Party Room with full kitchen (Available for private parties. Refundable room reservation fee)
- Guest Suite (By reservation. Affordable nightly rates)

## Home Owner's (HOA) Fee includes:

- Professional management
- Interior and exterior maintenance
- On-site maintenance tech
- Common area utilities and insurance
- Sewer service and softened hot water
- Recycling and trash removal
- Basic Cable TV