

# HOBBS TAYLOR LOFTS

## UNIT 3B

# HECK



730 NEW HAMPSHIRE ST, LAWRENCE, KS

Experience the pinnacle of urban living in this stunning luxury loft, Unit 3B at the Hobbs Taylor Lofts, ideally situated in the heart of downtown Lawrence. Boasting just over 1,500 square feet of exquisite space, this loft offers an open floor plan that seamlessly blends modern design with industrial charm.

The well-appointed layout features a spacious bedroom, 1.5 bathrooms, and a versatile non-conforming bonus room perfect for a home office or extra closet. An innovative queen bunk bed sleeping area provides additional flexibility for family and friends. Enjoy your morning coffee on your private balcony, a perfect retreat from the vibrant city below. The unit includes a designated private parking space in a secure underground garage, along with a convenient storage locker in the storm shelter.

Residents of Hobbs Taylor Lofts benefit from a well-managed HOA that takes care of maintenance for the common areas, which includes a rooftop garden terrace, a fitness room, and the secure parking garage. HOA fees cover building insurance, natural gas, water, trash, and sewer service, ensuring a hassle-free living experience. Don't miss this opportunity to own a piece of luxury in one of Lawrence's most desirable locations.

## \$553,500



1 Bedroom



1.5 Bathroom



1552 Sq Ft



1 Parking Spot

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Please note: The images marked ( ✨ ) have been virtually staged to aid in visualizing the spaces.