

# PROPERTY features

## General Details

- EXCELLENT LOCATION!** Located in the heart of Manhattan ~ close to shopping & restaurants, The Round Barn, and local schools and parks! Just a short drive to the I-80 and I-355 Expressways, too.
- BUILT IN 2009**
- APPROXIMATELY 1,613 SQ.FT.**
- THIS PROPERTY IS A DUPLEX-TOWNHOUSE**, the Homeowner owns and maintains the property inside and outside.
- INTERIOR PROFESSIONALLY PAINTED and NEW CARPET INSTALLED IN 2023 or 2024** (by previous owner)
- 2-CAR ATTACHED GARAGE**: Automatic Overhead Door Opener
- A GREAT BACKYARD** that could be fenced by the new Owners. Sheds and Pools are allowed, too!

## Exterior Details

- END-UNIT DUPLEX WITH LOVELY CURB APPEAL**
- ASPHALT-SHINGLED ROOF** (new in 2021 or 2022)
- VINYL EXTERIOR**
- ASPHALT DRIVEWAY**
- 12' x 12" CONCRETE PATIO**

## HOA Information

**2026 ANNUAL HOA DUES: \$140.00**

**“THE BROOKSTONE SPRINGS MASTER ASSOCIATION”**  
covers maintenance of the Pond and Walking Path  
as well as the neighborhood Park.

**MANAGEMENT COMPANY: Nemanich Consulting**  
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## Main Level

- PRIVATE ENTRY:** Storm Door (new in 2024)
- OPEN-CONCEPT MAIN LEVEL THAT IS PERFECT FOR DAILY LIVING AND ENTERTAINING!**
- LIVING ROOM:** A sunlit space that can easily accommodate a large sectional; Wood Laminate Flooring.
- UPDATED KITCHEN:** Ceiling Fan; Maple Cabinetry; an abundance of Counter-Space with a Breakfast Bar and Pendant Lighting; Black Appliances: Range, Refrigerator, Dishwasher, and Microwave; a Pantry or Coat Closet leading to Under-Stairs Storage; Ceramic Tile Flooring
- DINING AREA:** Wood Laminate Flooring; direct access to the Patio
- POWDER ROOM**

## Second Level

- PRIMARY SUITE:** Ceiling Fan (new in 2024); Walk-in Closet; Private Bathroom with an Adult-Height Vanity with Maple Cabinets, Double-Sinks, and a Tub/Shower Combo
- BEDROOM 2:** Ceiling Fan (new in 2024); Walk-in Closet
- BEDROOM 3**
- FULL BATH:** an Adult-Height Vanity with Maple Cabinets; Tub/Shower Combo
- LAUNDRY ROOM:** Washer & Dryer stay!

## Mechanicals

- CENTRAL AIR CONDITIONING (2009)**
- FURNACE (2009)**
- 40-GALLON RHEEM WATER HEATER** (new in 2018)
- 100 AMP ELECTRIC SERVICE**