



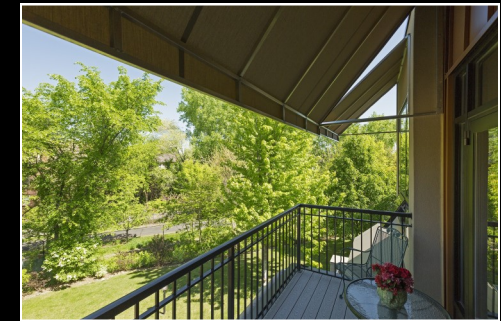
3110 Lake Street #131

\$789,000

Private Entrance Town Home Style Unit at the Loop Calhoun!



3110 Lake Street #131



Features:

Welcome to this lovely townhome style unit at the Loop Calhoun! One of five unique units with a private entrance and tons of custom features throughout. With three finished levels of space, an outdoor terrace and upper level balcony you are sure to be impressed!

This home is ideally located right by the Midtown Greenway and Lake Calhoun. Over 60 miles of trails right outside your door, plus shopping and dining within walking distance all make for the perfect urban lifestyle.

An entertainer's dream, this home boasts a large gourmet kitchen with custom cherry cabinetry, caesar stone counters and granite center island leading right into the living and dining rooms creating a wide open floor plan. All of this plus two suites, an office with custom built-ins, exercise room and additional three quarter bath!

Dimensions

Main floor

- Living Room.....19 x 13
- Kitchen..... 19 x 15
- Dining Room.....14 x 12
- Bedroom One.....12 x 19
- Full Bathroom
- Terrace

Lower Level

- Exercise Room.....15 x 12
- Three Quarter Bath
- Laundry
- Storage
- Access to Building Garage

Upper Level

- Bedroom Two.....22 x 13
- Office.....15 x 19
- Full Bath
- Balcony

Buyers to verify all measurements and total square footage. Information deemed reliable but not guaranteed

Specifics

Approximate Total Finished Sq Ft	3025
Total Bathrooms	3
2016 Property Taxes	\$9622
Year Built	2007
Monthly Association Dues	\$896.15
Average Monthly Gas	\$589
Average Monthly Electric	\$770

- Two Underground Parking Spots
- Gas Fireplace
- Private Outdoor Terrace
- Private Upper level Balcony
- Two Storage Closets



Price \$789,000