

*Flats at*  
**Mountain Park**  
**Luxury Condominiums**

---

---

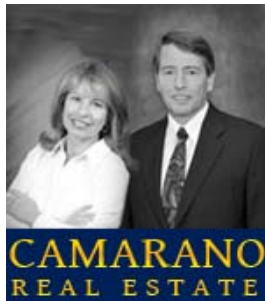
*Starting in the \$180's*



Conveniently located near the Goodman Campus  
of Lehigh University and Saucon Park

**Constructed by Fretz Simonds Homebuilders, Inc.**

**Marketed by:**



**Steve & Sandy Camarano**

**Prudential Patt, White Real Estate**

**3101 Emrick Blvd, Suite 101**

**Bethlehem, PA 18020**

**Sandy Camarano (610) 737-9916**

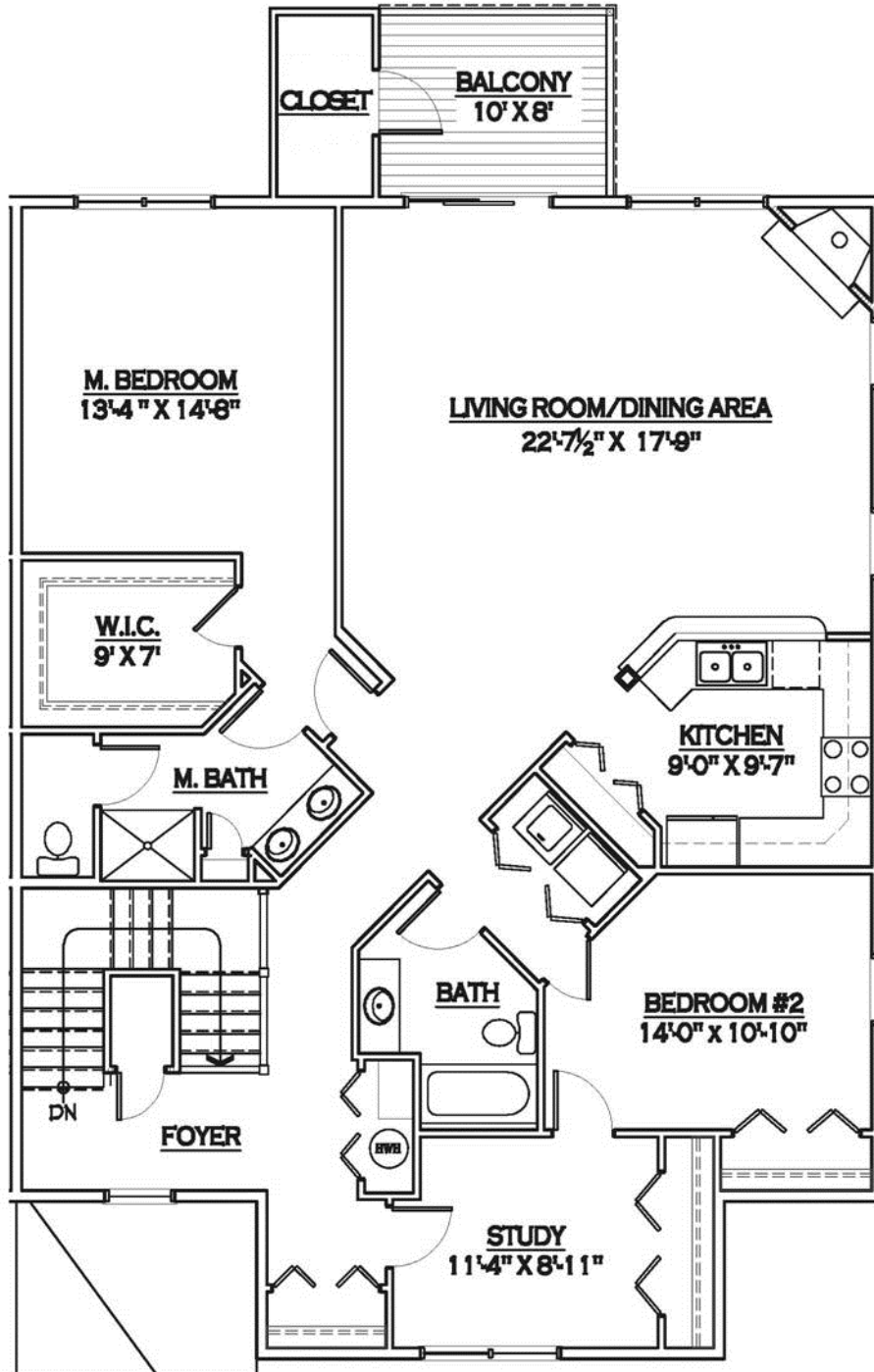
**Steve Camarano (610) 737-9915**

*Flats*  
**at**  
**Mountain Park**  
Luxury Condominiums

- ❖ **1560 sq ft – 1700 sq ft of one floor living area**
- ❖ **Private entrances**
- ❖ **2 bedrooms plus study/bedroom**
- ❖ **2 tiled baths**
- ❖ **Tiled kitchen with granite countertops**
- ❖ **Upgraded trim package**
- ❖ **Gas fireplaces – optional**
- ❖ **9' ceilings in most units**
- ❖ **Structured wiring package**
- ❖ **Covered balcony**



Floor Plan



Typical Plan

\*Builder reserves the right to modify floor plans.

Flats  
at  
**Mountain Park**  
Luxury Condominiums

Site Plan



**Directions:**

Travel on I-78 East, get off at Exit 67 – Hellertown exit, and go north on Rt. 412 (right turn). Turn left at the first light (Wendy’s on corner) onto Silvex Rd. Continue 0.3 miles and bear left at the “Y” onto College Drive. Continue 0.3 miles and turn right onto William St. Mountain Park is 0.3 miles on the right.

## Other Features

---

---

- ❖ **Fully furnished and decorated model**
- ❖ **Conveniently located to Lanta and Bieber bus with transportation to NYC**
- ❖ **Adjacent to 250 acre Saucon Park, which includes picnic areas, swimming pool, pavilions, and ball parks**
- ❖ **Near historic downtown Bethlehem (shopping, dining, etc., and Sands Casino)**
- ❖ **Easy access (less than one mile) to I-78**
- ❖ **Condominium Association documents available upon request**
- ❖ **Condo fee - \$95/mo.**



## Building Specifications

### ❖ EXTERIOR FEATURES:

- CertainTeed – main street vinyl siding rear
- CertainTeed cedar impressions vinyl shakes
- Cultured stone
- Standing seam metal roof – porches

### ❖ FOUNDATION:

- Poured concrete

### ❖ FLOORS:

- 2x4 Truss joists 24" O.C.
- LP tongue and groove subfloor

### ❖ EXTERIOR WALLS:

- 2 X 6 – 16" O.C.
- 7/16 OSB sheathing
- Common walls between units – double 2x4 walls at 16" o.c. with 2 layers of R-15 insulation

### ❖ INTERIOR WALLS:

- 2 X 4 – 16" O.C.
- ½" drywall
- 5/8" drywall ceilings and common walls

### ❖ ROOF:

- Pre-engineered roof trusses – 24" O.C.
- Ice and water shield in valleys and eaves
- 30 year architectural roof shingles
- Vented soffit with roof ridge vent

### ❖ ELECTRICAL:

- 150 AMP service
- Kitchen and bath GFI receptacles per code
- Exterior storage closet, GFI receptacle
- Smoke detectors hard wired with battery backup
- Front door chime
- Structured wiring package for networking computers and component sharing

### ❖ INSULATION:

- Exterior walls – R-19
- Attic – R-38
- Between units in ceiling – R-30

### ❖ HVAC:

- Heatpump for heating and cooling

### ❖ PAINT:

- Walls – 2 coats of flat paint
- Trim – 2 coats of semi-gloss paint

## Building Specifications (page 2)

### ❖ WINDOWS & DOORS:

- Double hung vinyl windows by United with screens, both sash tilt for easy cleaning
- Front doors – insulated fiberglass
- Rear storage doors – insulated metal

### ❖ INTERIOR TRIM:

- 6 panel Colonial doors with Schlage Plymouth oil rubbed bronze hardware
- 5 ¼" base trim
- 3 ¼" Colonial casing around doors and windows
- Tile baseboard in bathrooms
- Closet shelving by Creative Closets

### ❖ FLOOR COVERINGS:

- Ceramic tile in kitchen and bathrooms
- Carpet – balance of finished areas with rebond padding
- ¾" Accrete applied to wood subfloors (except stairs), kitchen and baths will have 1" of Accrete applied over sound mat

### ❖ KITCHEN:

- Timberlake cabinetry installed by BROK Kitchens
- Granite countertops in kitchen
- Large pantry in kitchen
- Stainless steel double bowl sink
- Moen faucet with pull-out spray
- GE appliances – black, white or bisque
  - Free-standing electric range
  - Microwave
  - Dishwasher
  - Garbage disposal

### ❖ BATHS:

- Comfort height bathroom vanities with cultured marble tops
- Moen faucets in bathrooms
- Elongated bowl toilet
- Fan/light in each bath
- Towel bars and paper holders

### ❖ PLUMBING:

- Pex water lines
- Shutoffs at each fixture and main shutoff
- Laundry hook ups for washer & dryer
- 50 gallon electric hot water heater with drain pan
- Fire sprinkler system

**Pricing for**  
1129 - 1151 Meadow Lark Way

- ❖ Exterior 1st floor garden level: \$194,900\*  
- only 1 unit remaining
- ❖ Exterior 2nd floor main level: \$204,900\*
- ❖ Exterior 3rd floor upper level: \$208,900\*
- ❖ Interior 1st floor garden level: \$184,900\*
- ❖ Interior 2nd floor main level: \$194,900\*
- ❖ Interior 3rd floor upper level: \$201,900\*

**\*Seller Concession: \$4,000 towards upgrades or closing costs -- offer ends February 1, 2012**

- Condominium Association documents available upon request
- Condo fee \$95/mo.

Prices are subject to change without notice

