

# Applewood Pointe of Roseville

1480 Applewood Court, Roseville, MN 55113



**KELLER  
WILLIAMS®**

PREMIER  
REALTY



Jim Ternes  
Realtor®

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**[www.jimternes.com](http://www.jimternes.com)**

Built in the heart of a 13-acre community of townhomes, apartments, walking paths and a park, Applewood Pointe of Roseville proves to be a very special place to live. It is one of six exceptional cooperatives built to the demanding needs of independent seniors today, and is a warm and friendly place for any senior looking for a maintenance-free lifestyle. Call today for a personal tour and to learn why Applewood Pointe is the best senior community in the metro area. Convenient location, friendly community, and great investment.



**2850 Curve Crest Blvd. Suite 120, Stillwater, MN 55082**

Each office is independently owned and operated





# Friendly Community Environment

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## Features Found at Applewood Pointe of Roseville

- Beautiful landscaping
- Pleasant Gazebo
- Inviting sunroom
- Game room with billiards
- Fitness room and sauna
- Access to walking paths
- Wood working shop
- Custom craft room
- Fully stocked library
- Fireside parlor
- Comfortable lounges
- Large community room
- Heated private parking
- Resident car wash in garage
- Guest Suite for friends & family
- Community gardens
- Excellent Housing Manager
- Charming patio overlooking pond



# #226 Liberty 2BR/2BA

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**MLS # 4356858**

This 1,171 square foot home is located on the second floor and faces west. Besides having two versatile bedrooms and a spacious walk-in closet, this comfy home also features totally new carpet and paint throughout, a large kitchen with new flooring, white appliances and honey oak cabinetry. Come in and relax in the peaceful living room or on your own sheltered deck. This home is perfect for anyone looking for a great home in a great community!



## Home Features and Updates Include:

- Brand new carpet and paint
- Brand new kitchen flooring
- White porcelain enamel sink
- Electric washer and dryer
- Walk-in shower in Master Bathroom
- Wired for cable TV, phone and internet
- Honey Oak kitchen cabinets
- White appliances
- Pass through opening in kitchen
- Raised commode in Master Bathroom
- Master Bedroom ceiling fan
- West facing private deck

# Specifications

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Open dining area adjacent to kitchen and living room. Plenty of room to host your friends for dinner.

Enjoy a comfortable night's sleep in this spacious master bedroom with adjoining walk-in closet and large master bathroom.



Walk out onto your very own comfortable 12 x 6 deck to enjoy MN summer nights and the western sky.

## How do I buy this unit?

Purchase Plan D	95% Equity
Included upgrades	\$852.00
Monthly Payments	\$708.00
Down Payment with offer	\$20,000.00
Total Due at Closing	\$175,000.00
<b>YOUR PRICE</b>	<b>\$195,000.00</b>



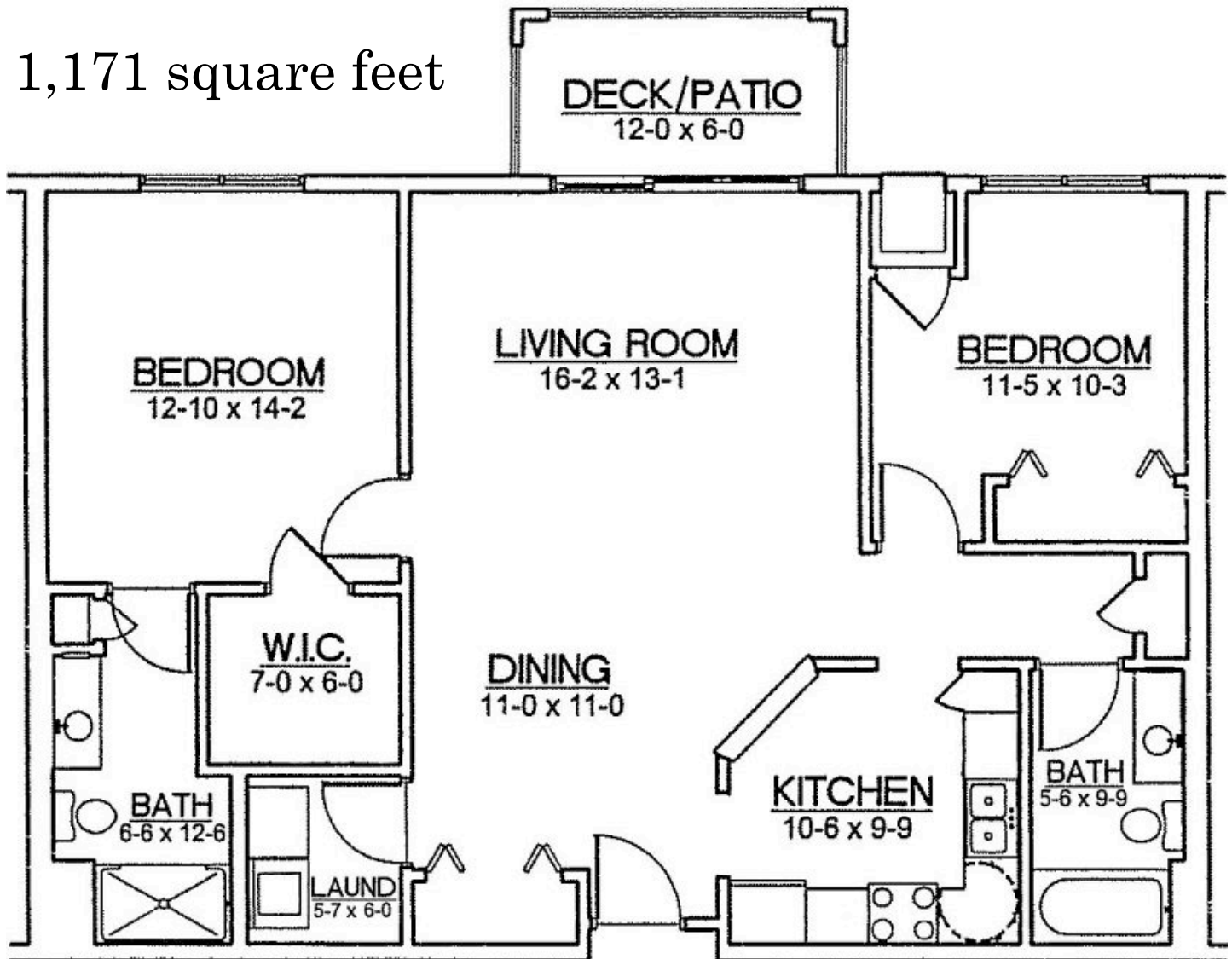
Convenient second bedroom. Can also be used as a study, den, TV room or a guest room for the grandchildren.

Total Sq Ft	1,171 sq. ft.
Living Room	16.2 x 13.1
Dining Room	11 x 11
Kitchen	10.6 x 9.9
Master BR	14.2 x 12.10
Master Bath	12.6 x 6.6
Master Closet	7 x 6
Bedroom 2	11.5 x 10.3
Deck	12 x 6
Laundry	6 x 5.7
Parking #	94
Storage #	229-2

# #226 Liberty 2BR/2BA

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1,171 square feet



## Storage

Each home also comes with a secure storage closet for those extra items not used everyday.



# Solid Investment

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## What is a Co-Op?

Cooperative housing combines the advantages and pride of home ownership with the convenience of community living for those 55 years and better. Applewood Pointe is a resident owned property that offers maintenance-free living, security and a vibrant community.



## What does my monthly payment cover?

Principle and interest for your share of the master 40-year mortgage, interior and exterior maintenance, heat (gas), water, sewer, trash & recycling, real estate taxes, professional management, one parking space in heated underground garage, required building reserves, general liability, mortgage and fire insurance.

## Solid Investment

Tired of owning your own home where home values have dropped over the years and it costs a lot of money just to sell it? Applewood home ownership is a solid investment strategy that protects your equity and provides easy, hassle free transfers later on.

Every Applewood Pointe Cooperative has its own 40-year master mortgage in place of which residents own a share (or percentage). Besides making Applewood Pointe unique, this makes transferring ownership much easier. The financing for all new owners is already in place. The closing process is done internally and paid for by the seller. Not only do you enjoy all the benefits of cooperative living, but your home investment is safe and appreciating in value. For tax purposes, you can still fully write off your interest expense and real estate taxes. You can own your own home individually, jointly, or hold it in a revocable family trust.

## Where can I find more information like this?

Visit my website [www.jimternes.com](http://www.jimternes.com) to browse the many helpful Applewood Pointe resources. The site was developed to be especially informative about these great cooperatives.

# Change is Hard, I can Help

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My name is Jim Ternes and I work extensively with seniors who are considering selling their homes and moving into an Applewood community. Many of my clients have lived in their homes for 30 plus years. They have come to a point in their life where they have to choose if they want to keep living in a home that no longer meets their needs. Many homes have become too large over time, have too many flights of stairs or the layout makes normal activities difficult. On top of this, the constant yard work and home maintenance can make life stressful.



Home ownership at Applewood Pointe is often less expensive than living in a large neighborhood home. You can live in a new home that is always maintained and you never need to worry about things breaking, or needing repairs.

Applewood homes are designed around the needs of seniors and provide a comfortable living environment where seniors can enjoy life, meet new friends and be involved with other like minded people. They can live in a vibrant community where people are always around and fun things are happening.

I am committed to help make the transition process go as smooth as possible for those who want to move into a new Applewood home. You do not need to do this by yourself. Not only can I help you with your Applewood home purchase, I can also coordinate the sale of your current home and your transition to Applewood. You owe it to yourself. Please call me to discuss your individual needs.



**Jim Ternes 612-669-4821**