* Unit Sales Points
	+ Three Sides of Sunlight Exposure
	+ No Dark Spots in the House – Tons of Light w/Windows and Skylights
	+ 100 SF Larger than other units
	+ Armitage Exposure with Foliage Privacy
	+ Garage recently insulated behind drywall to better keep heat in unit
	+ Current Owners Installed New Laundry, Disposal 2015,2016
	+ 2012 Water Heater and High Efficiency HVAC
	+ 2013 High Efficiency A/C Condenser
	+ Gas Fireplace
	+ Surround Sound Speaker
	+ Alarm System (owned)
	+ 3 full ensuite bathrooms
	+ 3 private outdoor spaces including off-kitchen grilling deck and roof top deck
	+ Unique architectural details (high ceilings; tons of windows; low maintenance)
	+ Ceiling above garage recently insulated
	+ Extra parking in driveway for temporary parking
* What’s paid for in the assessments:
	+ Snow Removal
	+ Spring/Fall Exterior Cleanup
* What Unit Owner is Responsible For
	+ Electric Bills
	+ Water Bill
	+ Gas Bills
	+ Roof
	+ HVAC
	+ Fee Simple Ownership
* Important Condo Information
	+ All owner occupants
	+ $6-7k in reserves
	+ $1000 Budgeted for Driveway Taxes now contested so no longer owed. Budget didn’t change so most likely that will go towards an eventual roof project when needed.
* Potential Questions (only answer if question brought up)
	+ Q: Why are the owners moving?
		- A: Found great opportunity in the neighborhood and increase size
	+ Q: How Long Have Owners Lived Here:
		- A: 3 Years then rented for less than a year
	+ Q: What is the owner to renter ratio?
		- It is currently above 100% owner occupants. No rental restrictions besides short term rentals are not allowed.
	+ What Furniture/Fixtures are Included?
		- Everything in the home