

The Bluffs of Elk River

A dramatic new gateway to downtown Historical Elk River has risen on the banks of the Mississippi River! The ideal place to call home...For you, it comes down to good looks, comfort, location, and value. And at the Bluffs, they all come together in one extraordinary collection of stylish condominium homes. The City of Elk River stylishly harmonizes small town atmosphere with urban ambiance. You'll be inspired by the picturesque views of the Mississippi River and welcoming hometown feeling. It's the place to be, with enough variety in activities and conveniences to satisfy the most discerning individual. From Sunday brunch with friends, an afternoon at the River's Edge Commons Park with its unique Amphitheatre, splash fountain and picnic gazebo, or non stop shopping adventures- enjoy it all without ever leaving the neighborhood! Professional Onsite Association Management.

SALES CENTER HOURS: THURSDAY TO SUNDAY 1-5 P.M.

Standard Features and Amenities

67 unit, 4 rise Condominium with two elevator shafts
Distinctive architecture design
Unit sizes: 700 to 1300 square feet finished
Base price ranges: \$119,900 to \$259,000
19 unique one and two bedroom/one and two bath floor plans to choose from
Historical Downtown Elk River Main Street location - many convenient amenities within walking distance
Quick access to Highway 10 and 169 for easy commute
Within one mile to YMCA
Within one mile to future Northstar Commuter Rail Depot (completion date fall of 2009)
Underground secured parking- one stall per unit – additional stall can be purchased at time of sale (first come first serve – limited quantity available)
Secured Electronic Entrance with individual per unit call system
Security Camera monitoring system throughout building interior and exterior common areas
Key fab access to common areas
Stunning Mississippi River views
Exercise room with mirrored walls features: two flat screen TV's, varied cardio machines, weight machine and free weights
Community Room features: pool table, 2 flat screen TV's, full kitchen set up, bathroom, game tables, reading area, & 32 foot river front balcony with outdoor seating

Base Standards per Unit:

Professional on staff designer consultation (one hour) with each purchase
High efficiency individual heating/cooling system per unit
Oak cabinetry and millwork
Wire coated shelving in storage closets
Brushed nickel bathroom accessory package
Flooring – Carpet/Vinyl
One medium base wall color (buyer's choice)

Oversized maintenance free windows with white enameled trim casing
Private balcony with maintenance free decking featured in most units
Stainless steel kitchen sink & faucet
Ceramic tile flooring in master bath
Cultured marble vanity tops in bathrooms
Laminate countertops in kitchen with oak edge
Pre-wired for cable, DSL and phone
Appliance package includes; smooth top electric range, microwave fan/hood, side by side refrigerator with water and ice dispensers, disposal, dishwasher, washer/dryer. (Standard Kitchen Appliance Colors: white or black. Washer/Dryer white only)
Patio slider or atrium door to all units
Secured storage locker to each unit
One garage stall assigned to each unit

Optional Upgrades:

Many varieties of flooring upgrades available including: Konetco, wood, ceramic, carpet and ceramic tile
Cabinetry wood selections: Variety available including; Maple, Birch, Cherry, Oak
Cabinetry style selections: Variety available including; Mission, Raised Edge, or Raised Panel
Upgraded kitchen appliances including Stainless Steel
Upgraded interior door packages
Countertops - kitchen and/or baths: Granite, Cambria, or Silestone
Upgraded Lighting, Hardware & Plumbing Fixtures
Addition of oak cabinetry and countertop storage in laundry room

SEE MORE AT WEBSITE: BluffsofER.com

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