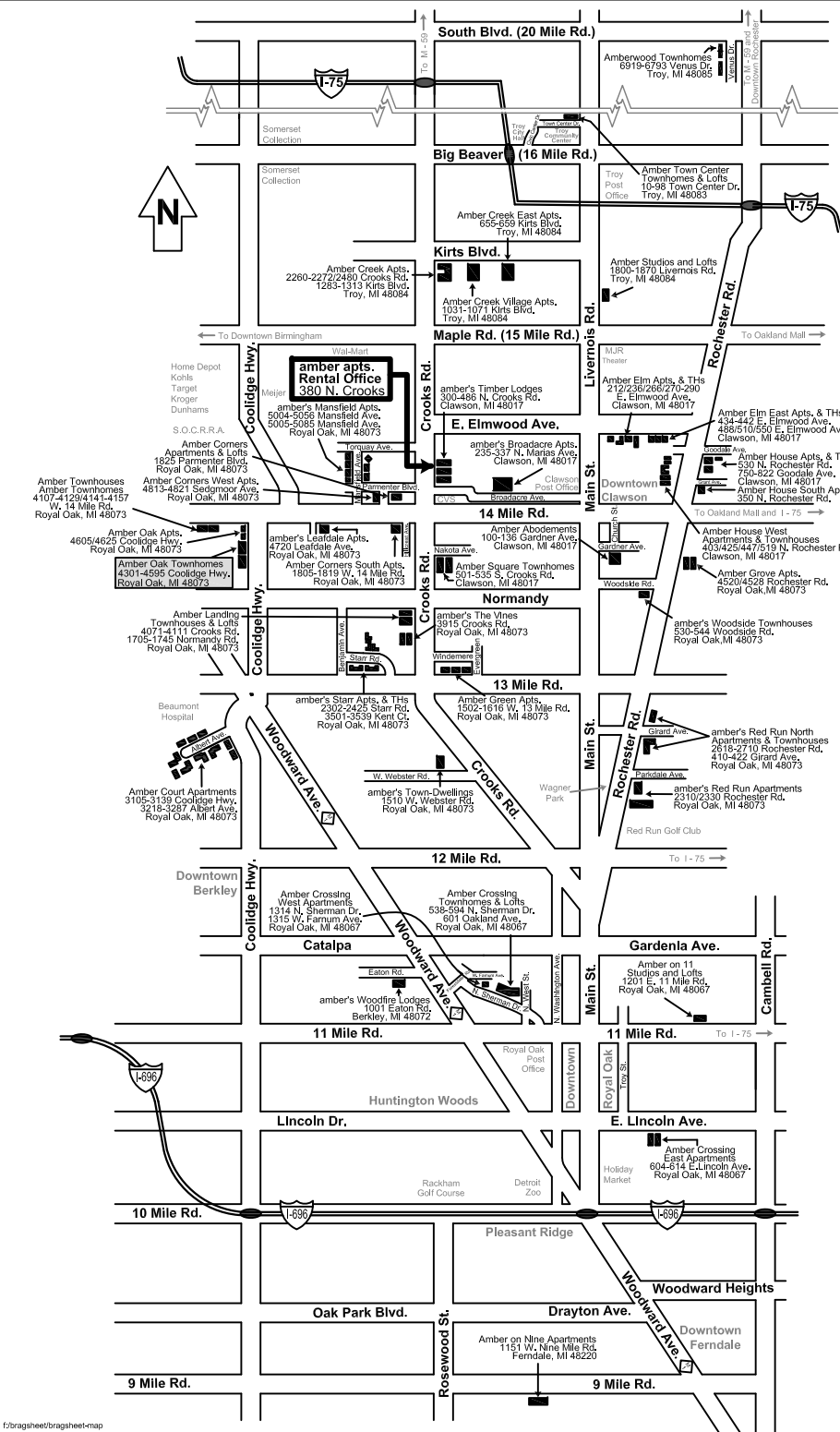


8b Amber Oak Townhomes



Amber Oak Townhomes

4301 - 4595 Coolidge Hwy.
Royal Oak, MI 48073

- a. **Amber Oak Townhomes** -- six 3-story brick buildings on the west side of Coolidge Hwy., south of 14 Mile Rd., between Samoset Ave. on the north and Massoit Ave. on the south, Royal Oak.
 - **4 Dover** style -- End unit with 3½ baths, balcony off master bedroom (east) or kitchen (west). Two private bedroom/bath suites on upper level. (Approximately 1,650 - 1,660 sf + 310 sf garage.)
- b. Each of the seventy-two 3-story 2 bedroom + den loft-style townhomes has 2½ or 3½ baths, front and rear private entries, inside garage, balcony and patio.
 - **8 Wilmington** style -- End unit with 3½ baths, balcony off master bedroom (east) or kitchen (west). Two private bedroom/bath suites on upper level. (Approximately 1,720 - 1,735 sf + 310 sf garage)
 - **18 Hartford** style -- Interior unit with 2½ baths, balcony off master bedroom (east) or kitchen (west). Two bedrooms with large walk-in closets on upper level. (Approximately 1,520 - 1,540 sf + 305 sf garage)
 - **18 Manchester** style -- Interior unit with 3½ baths, balcony off master bedroom (east) or kitchen (west). Two bedrooms and two baths on upper level. (Approximately 1,520 -1,540 sf + 305 sf garage)
 - **24 Concord** style -- Interior unit with 2½ baths, balcony off master bedroom (east) or kitchen (west). Master bedroom/bath suite with tub and shower on upper level. (Approximately 1,520 -1,540 sf + 305 sf garage)
- c. Rent includes cold water, kitchen appliances, dishwasher, vertical blinds, and hardwood floors (2nd and 3rd floors). Each townhome has high ceilings with exposed wood trusses (mid-level) and cathedral ceilings (upper level).
- d. Each townhome includes a central air conditioner, and full size washing machine and gas dryer on the upper floor. On/off-street parking provided. Cable T.V. available.
- e. Ask about our gas bill/heat guarantee.
- f. Dog or cat OK!
- g. **Amber Oak Townhomes** are just south of Birmingham and Troy; also close to schools, parks, shopping, nearby offices, Somerset Collection and I-75.

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(See site plan on reverse)