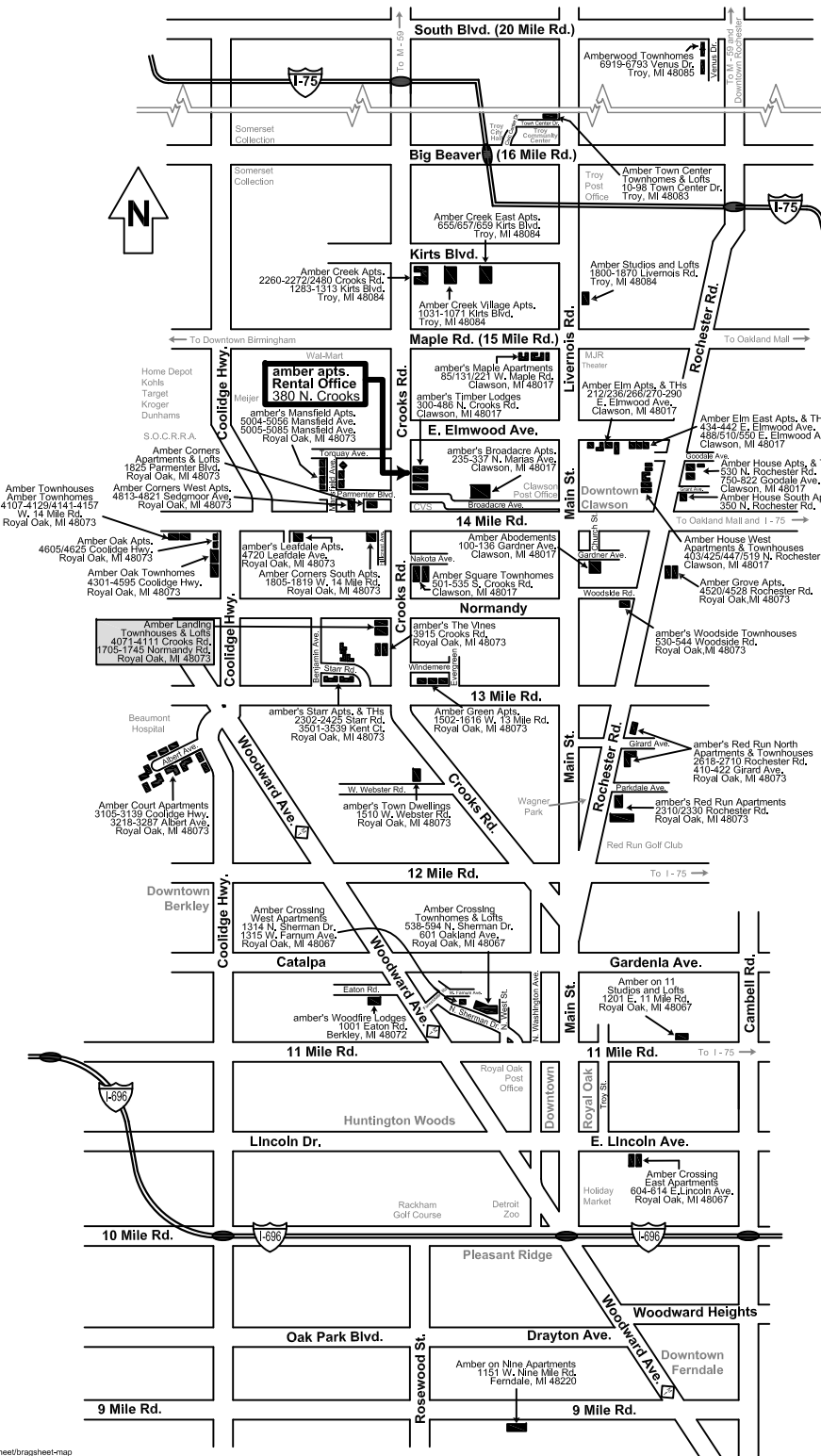


# 14 Amber Landing Townhouses and Lofts



## Amber Landing Townhouses and Lofts

4071 - 4111 Crooks Rd.  
1705 - 1745 Normandy Rd.  
Royal Oak, MI 48073

- a. **Amber Landing Townhouses and Lofts** -- two 3-story brick, metal, and glass buildings, on the southwest corner of Crooks Rd. and Normandy Rd. (13½ Mile Rd.), Royal Oak.
  - **1 Beacon Hill style** - 3rd floor 2-story open-plan 2 bedroom 2½ bath *Loft Townhouse Terrace* with hallway entry, upper level loft, roof-top terrace and balcony, exposed beams, and skylight. Approximately 1,189 sf in area including upper level loft.
  - **11 Fenway style** 2 bedroom + den *townhome* - 3 stories, 2½ baths, private entry, 2-car inside garage, balcony and patio. Two private bedroom/bath suites on the upper level. Approximately 1,379 sf + 479 sf garage.
- b. **Urban-style Studios, Maisonettes, and Loft Terraces, and Townhomes** include hot and cold water (townhomes exclude hot water), gas range and oven, microwave, refrigerator, dishwasher, central air conditioner, ceramic tiled bath and kitchen, wood and/or polished concrete floors, and paved parking; but exclude electricity, gas, and telephone. Laundry machines and vertical blinds are provided in each unit. Cable T.V. available.
  - c. Ask about our gas bill / heat guarantee.
  - d. Dog or cat OK!
- e. **Amber Landing Townhouses and Lofts** are near downtown Royal Oak, Birmingham, Troy, Somerset Collection, Woodward Ave., and I-75.
  - **1 Kenmore style** - 1st floor open-plan 0 bedroom *Studio* with private entry, and patio. Approximately 502 sf in area.
  - **11 Roslindale style** - 3rd floor open-plan 1 bedroom 1 bath *Mezzanine Loft* with hallway entry, rooftop terrace and skylight. Approximately 680 sf in area including mezzanine loft.
  - **11 Hyde Park style** - 2 bedroom 2½ bath 2-story *Maisonette* with private entry, patio, and balcony. Approximately 1,036 sf in area.

**amber properties company**  
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(See site plan on reverse)