



UNIT 22

WINDPATH EAST

Unit 22 is conveniently situated off of the entrance to *Springfield Country Club*, from Elm Street, West Springfield. This Townhouse Style, End Unit affords wonderful views overlooking the 7th Tee and the 6th Green. The unit has been meticulously cared for, and includes a newly installed Fireplace, Central Air Conditioning Unit and Hot Water Heater. Don't miss this opportunity to Enjoy a Country Club Lifestyle in this Lavish ± 2,800 s/f Unit!

FIRST FLOOR LAYOUT

- Entrance Foyer with Floor to Ceiling Window
- Kitchen and Family Dining Area with Large Bow Window
- Spacious Living Room with New Fireplace, Hardwood Floors and Sliders to Deck
- Formal Dining Room with Hardwood Floors and French Doors to Screened Porch
- Half Bath with Ceramic Tile Floor
- Inside Door to 1 Car Garage
- Over-sized Driveway for Additional Parking

SECOND FLOOR LAYOUT

- Gracious Master Suite including Large Walk-In Closet, Dressing Area with Twin Vanity and 16 Feet of Closet Space, Master Bath & Sliders to Balcony
- Large Great Room with many Built-Ins, Windows and Wet Bar
- Airy Second Bedroom with Wall to Wall Carpet
- Full Bathroom with Ceramic Tile



UNIT 22 WINDPATH EAST

FINISHED LOWER LEVEL LAYOUT

- Large Den with numerous Built-Ins
- Spacious Guest Bedroom with 2 Closets and Wall to Wall Carpeting
- Cedar Closet
- Laundry Area
- Large Storage Area
- Utility Area

ADDITIONAL FEATURES

- Fully Appliance Kitchen
- Gas Heat, Forced Warm Air
- Central Vacuum System
- 200 Amp. Circuit Breaker Electric Service
- Pet Policy – One small pet with receipt of signed waiver
- Condominium Fee - \$306 per month
- Trash Pick-Up – Fridays
- Window Washing – Scheduled each Spring
- Snow Removal, Shoveling and Sanding are provided as needed
- Landscaping is Provided for the Front and Rear Lawns
- Shrubbery and Planting Beds in the Front of Units is maintained
- Bi-Annual Mulching is provided for Front Yards

TERMS OF SALE: \$15,000.⁰⁰ Initial Deposit Cash or Certified Check. Deposit must be Increased to an Amount Equal to 10% of the Purchase Price within 5 Business Days. 3½ % Buyer's Premium Applies. Other Terms to be Announced at Time of Sale.