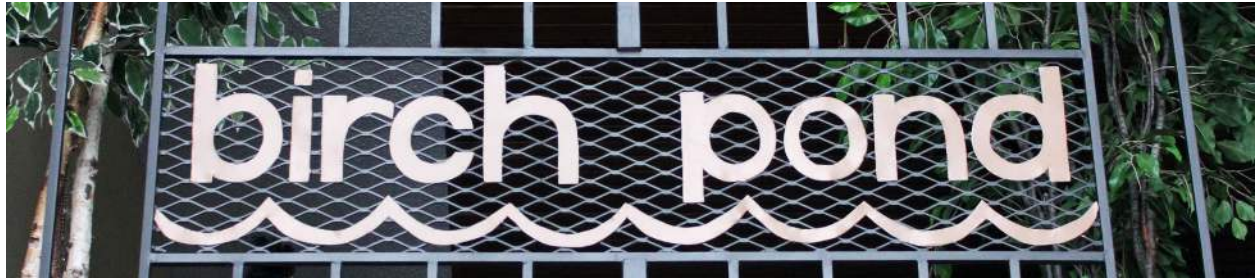


**20 Windsor Lane No 214, New Brighton**  
**BIRCH POND**

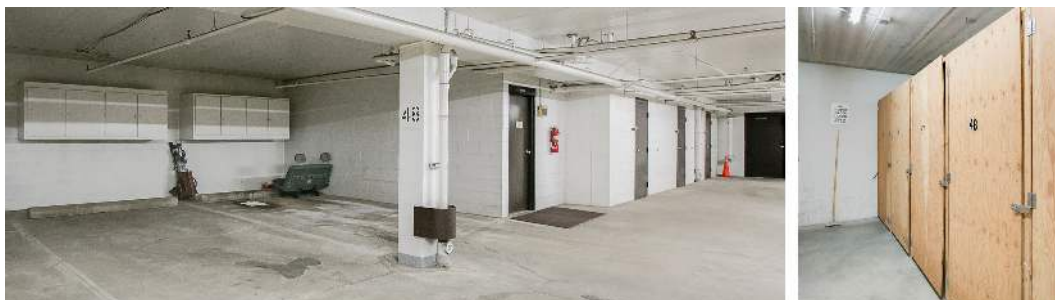


*Things I love about Birch Pond, from a current resident:*

- I have lived at Birch Pond for five years. I love it here. It is very sound proof. The people who live here are very friendly, but if you are one that wants solitude you can have that too. I like to meditate looking to the west over Silverwood park or to the east watching the ducks on Birch Pond.
- I can get up each morning and work out in the exercise room, sit in the Whirlpool tub, take a sauna or jump into the heated outside pool.



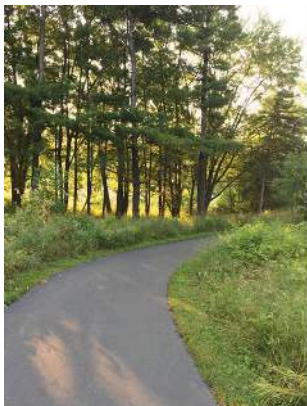
- In the winter when my car is full of salt, I just pull into the car wash bay and hose it down. With the garage being heated I don't have to worry about the locks freezing.
- We have ample storage space in the garage. We have over the car cabinets and a large walk in storage closet.



- When we have my 95 year old mother or my 11 year old granddaughter who are both in wheelchairs over for a visit, we pull into the heated underground parking garage, go up the elevator to our 2nd floor condo where everything is on one level. It works out beautifully.
- I was afraid that when I downsized and moved to a condo I wouldn't be able to have big family gatherings anymore. Much to my surprise I'm the auntie that hosts all the family gatherings in the beautiful party room with its well equipped kitchen including dishes. I can have everyone over for Thanksgiving dinner now. When I have guests that want to spend the night, they stay in the nicely furnished guest room on the first floor.



- Because of my close proximity to Silverwood Park I get a wonderful variety of birds at my bird feeder.
- I never have to cut the grass or shovel the snow. This leaves me plenty of time to walk the paved paths in Silverwood Park which is just across the street. I can take classes there in photography, pottery and paper making to name a few. I meet friends for coffee and a sandwich and sit on their patio over looking Silverwood Lake. In the evening while sitting on a grassy hillside we listen to concerts. Silverwood Park is a great asset.



## BIRCH POND - Building Amenities



- Birch Pond and the little bridge are postcard beautiful in all seasons
- Well maintained grounds, and snow removal
- In-ground heated swimming pool
- Patio, picnic tables and grill
- Party room with full kitchen and dishes
- Exercise room, sauna, hot tub
- Guest room
- Underground heated parking with lots of guest parking outside
- Car wash bay in garage
- Shop room for tools
- Entire building has soft water
- Walk in storage locker, and in front of car storage
- Across from Silverwood Regional park which is part of the Three Rivers Park System
- On bus line to downtown, close to major highways to get anywhere quickly
- School system is one of the best in the state
- Security building
- No Pets allowed

## 20 Windsor Lane No 214 - Unit Amenities

- High efficiency furnace and air conditioner - new as of last year and on roof so you have more living space and all the noise of the motors is not in your home
- Three season balcony
- Newly remodeled bathroom
  - New walk in shower
  - New sink and vanity
  - New lighting
  - New toilet
  - New tile on floor and walls
- New low pile carpet
- New Track lighting
- Newly remodeled kitchen
  - New counter tops
  - New sink
  - New refrigerator
  - New floor
  - New light fixture
  - Two new kitchen cabinets with pull out shelves
  - New stained glass art in pass through
- Wired and plumbed for disposal and dishwasher
- Wired for cable TV
- No pets allowed

