

#112 Fuji

2BR/2BA

1900 Rush Lake Trail, New Brighton, MN 55112



SENIOR SOLUTIONS

CHANGE IS HARD. WE CAN HELP



Mike Manning
Problem Solver - Agent

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SeniorSolutionsMN.com

\$291,000

You'll be right at home in this beautiful 55+ community on Rush Lake! The patio overlooks a courtyard garden. The kitchen has granite counters and a center island. With so many lakeside amenities to enjoy from the gazebo, outdoor grill and dining areas, fire pit, fountain, dock, and more. There's plenty to enjoy inside too with the game room, library, craft room, wood shop, community room, and space by the fireplace to relax and be with friends and family. An additional storage room down the hall provides space for your seasonal items. The friendly and welcoming community are just two of the many highlights of living here!



Home Features and Updates Include

- New owner can choose new carpet!
- Large kitchen with plenty of storage
- Pull-Out Shelves and Lazy-Susan in kitchen
- Large walk-in closet in primary bedroom
- Walk or bike the Long Lake Park trails
- Minutes from many great restaurants
- Granite kitchen with center island
- Courtyard garden view
- Additional storage room down the hall
- Parking stall 44
- Full-size washer and dryer in the unit
- Minutes from major freeways

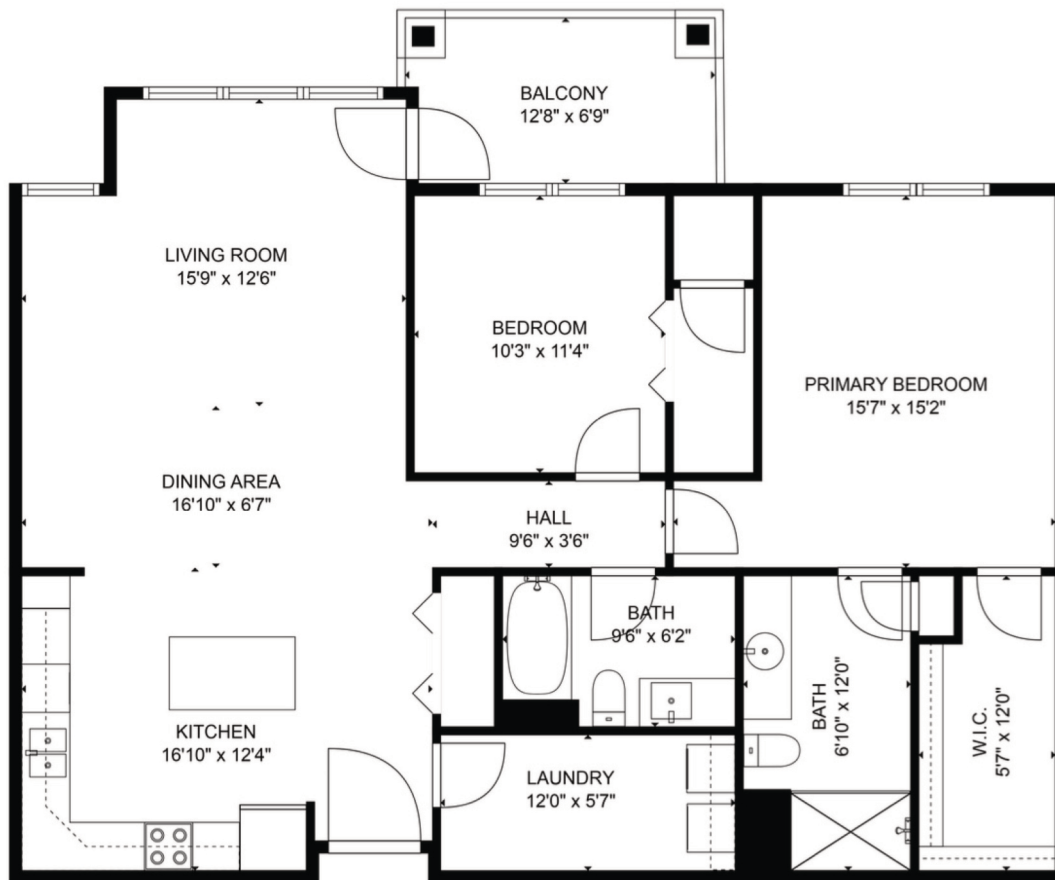


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1,278 Square Feet



How do I buy this home?

The buyer assumes the original equity plan of 60% and that cannot change. After purchasing the home as outlined below, the buyer will pay the monthly association fee which includes the 13 items listed on the back cover.

List Price of this home	\$	291,000.00
Down Payment with offer	\$	-25,000.00
Total Due at Closing	\$	266,000.00

2025 Monthly Payments	\$	1,983.00
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Dining area opens up to the large living room.



Primary bedroom is spacious with room for all your furniture and king-size bed!



Very large walk-in closet with plenty of space for all your clothes and dresser!



Laundry room with full-size machines.



Enjoy the gazebo with your family and friends!



So many amenities to enjoy overlooking beautiful Rush Lake!

Cash Sales Only

Although every home sale requires the full purchase price in cash, we work with each prospective buyer and discuss the various options for you to move forward. In some cases we can help you get a short-term bridge loan. In other cases we add some special language to the purchase agreement that will allow you to sell your current home first and then close on your new Applewood Pointe home second.

Your Inclusive Monthly Payment Includes

Among the many items the monthly payment covers, the largest portion of this payment covers the principal & interest and real estate taxes for the unit's share of the master mortgage. If you itemize your taxes, you can deduct the mortgage interest and real estate taxes paid each year.

*All of these items are included in the **\$1,983** monthly payment:*

- Principal & Interest
- Real Estate Taxes
- Natural Gas Heat
- Sewer & Water
- Trash & Recycling
- Mortgage Insurance
- On-site Maintenance
- Lender required reserves
- Professional management
- General liability insurance
- Interior and exterior maintenance
- Cable TV, Telephone and High Speed Internet
- One parking space in heated underground garage

These items are paid for by the homeowner in addition to the monthly payment:

- \$ Electricity (About \$60 per month)
- \$ Personal content insurance or HO6 plan

Senior Solutions

Our company is a full service real estate brokerage firm that specializes in working with seniors as they plan to transition to their next home. Should you already be working with an agent, that's great. We can make their job easier since we understand the complete process at Applewood Pointe. We can also assist you should you need to sell your current home and help you navigate the many tasks that need to be done. We are here to serve you!

Jim Ternes and Mike Manning
The Problem Solvers