

# TIPPE RIVER DOWNS

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Leasing Agents: Janie Woodcox

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## Single Family Houses

*Includes: refrigerator, stove, dishwasher, garbage disposal. Electric laundry hook-ups provided.*

*Tenants responsible for gas, electric, water, & trash. 2 car attached garage.*

*Security Deposit: equal to one-month rent.*

### 2 BED, 2 BATH

**\$1695 rent + \$50.55 sewer = \$1745.55**

Gallant Fox – 1131 SQFT  
Sir Barton – 1254 SQFT  
Affirmed – 1258 SQFT  
Seattle Slew – 1267 SQFT

### 3 BED, 2 BATH

**\$1795 rent + \$50.55 sewer = \$1845.55**

War Admiral – 1199 SQFT  
Omaha – 1296 SQFT  
Citation – 1352 SQFT  
Secretariat – 1367 SQFT  
Justify – 1416 SQFT  
American Pharaoh – 1416 SQFT

### 3 BED, 2.5 BATH – 2 Story

**\$1795 rent + \$50.55 sewer = \$1845.55**

Whirl Away – 1547 SQFT

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## Garden Apartments

*Includes: refrigerator, stove, dishwasher, garbage disposal, washer/dryer.*

*Tenants responsible for gas, electric, & trash. 1 car attached garage.*

*Security Deposits: \$800 minimum up to one month's rent.*

### 2 BED, 1 BATH – 994 SQFT

\$1265 rent + \$50.55 sewer, \$39.50 water = \$1355.05

### 2 BED, 2 BATH – 1079 SQFT

\$1325 rent + \$50.55 sewer, \$44.50 water = \$1420.05

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## Seniors' Building- Age 55 and up

*Features: community room, four season room, fitness center, raised garden beds.*

*Includes: refrigerator, stove, dishwasher, microwave, garbage disposal, washer/dryer.*

*Utilities include gas, electric, water, trash & sewer.*

*Security Deposits: \$800 minimum up to one month's rent.*

### 1 BED, 1 BATH – 618 SQFT

\$965 rent + \$129.55 utilities = \$1094.55

### 2 BED, 2 BATH – 970 SQFT

\$1135 rent + \$144.55 utilities = \$1279.55

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### PROPERTY FEATURES

Clubhouse, Billiards, Ping Pong Table, Shuffleboard, Media Room, Fitness Center, Swimming Pool

Application Fee (non-refundable): \$30 per adult \*Check or Money Order Only\*

Pets allowed with breed restrictions, \$350 pet registration fee (non-refundable), \$30 monthly fee per pet. Detached garages: \$95 when you sign a lease, or \$110 month to month rental. Proof of renter's insurance is required prior to move-in.

