

EDGEWOOD COTTAGE HOMES

A simpler life. The newest 55+ community in Grand Forks offers luxury home ownership and a maintenance free lifestyle.

The open and inviting floor plan provides everything you need on the main level. Entertain family and friends from the stunning kitchen with stainless steel appliances, quartz tops, and abundant storage. Relax near the fireplace on cool days, or enjoy your private patio when the weather is warm. Laundry becomes less of a chore when it can be managed in the designated space just off the master suite.

Simplifying doesn't mean sacrificing. The second level, consisting of a family room, bedroom, and full bathroom, provides the extra space to which you may be accustomed. Use this area for overnight guests, hobbies, office space or storage.



EDGEWOOD LANE, GRAND FORKS, ND

Property Features:

- 3 Bedrooms
- 3 Bathrooms
- Luxury Finishes
- Main Level Living
- Bonus Loft
- Private Patio
- Heated Garage
- 2042 sqft
- SPUN \$4,328
- HOA \$160/mo



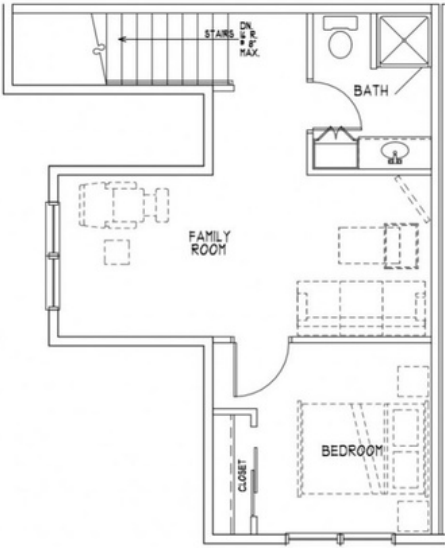
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FLOOR PLANS



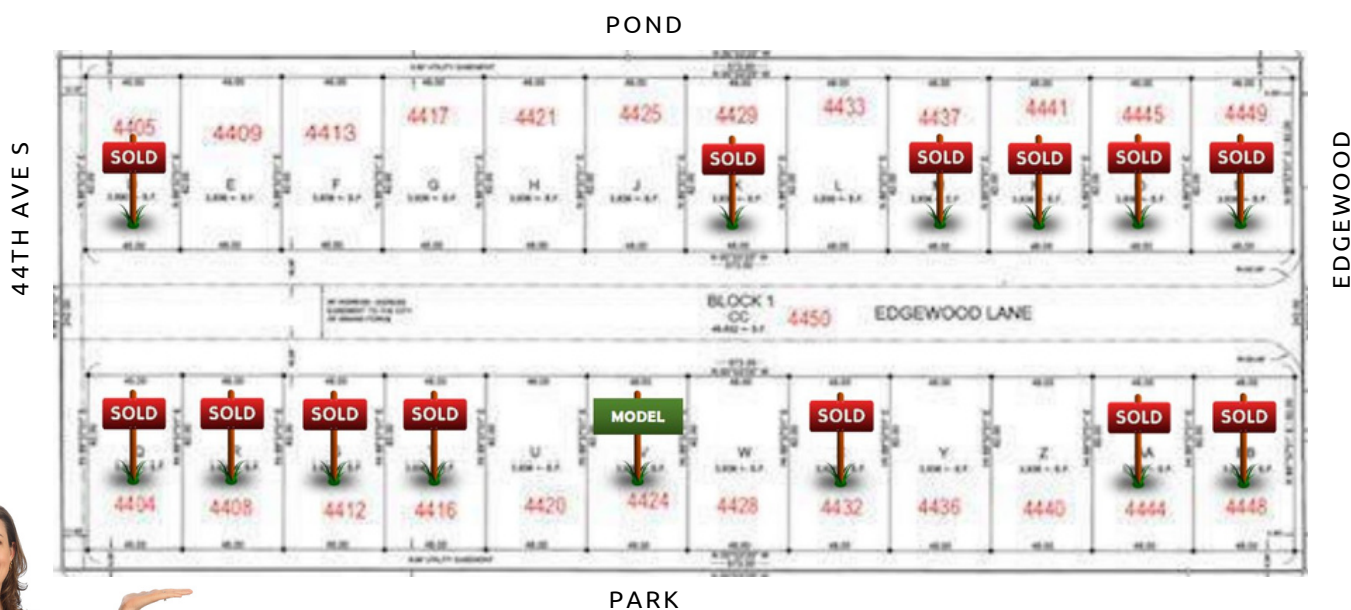
2042 Sqft

- Main Level - 1512 Sqft
- Bonus Loft - 530 Sqft
- Garage - 600 Sqft



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CHOOSE YOUR PRIME LOCATION



 **Greenberg Realty**
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3651 S Columbia Road
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(701) 772-6641
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EDGEWOOD COTTAGE HOMES

HOMEOWNERS ASSOCIATION

When you simplify to an Edgewood Cottage Home,
you can leave the work to someone else.

\$160/month

- Yard Care
- Snow Removal
- Exterior Insurance
- Access to Edgewood Amenities*

*Step inside Edgewood's Grand Forks facility and enjoy access to the community's fitness center, movie theater, coffee shop/lounge, Sanford Clinic, chapel, salon and so much more. You may also choose to purchase a meal in the beautiful dining room.

Ask your Realtor for a copy of the HOA Declarations/Bylaws, or visit:

www.edgewoodcottagehomes.com