



# Barthell Bluffs



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*Live the life*  
**YOU'VE IMAGINED**

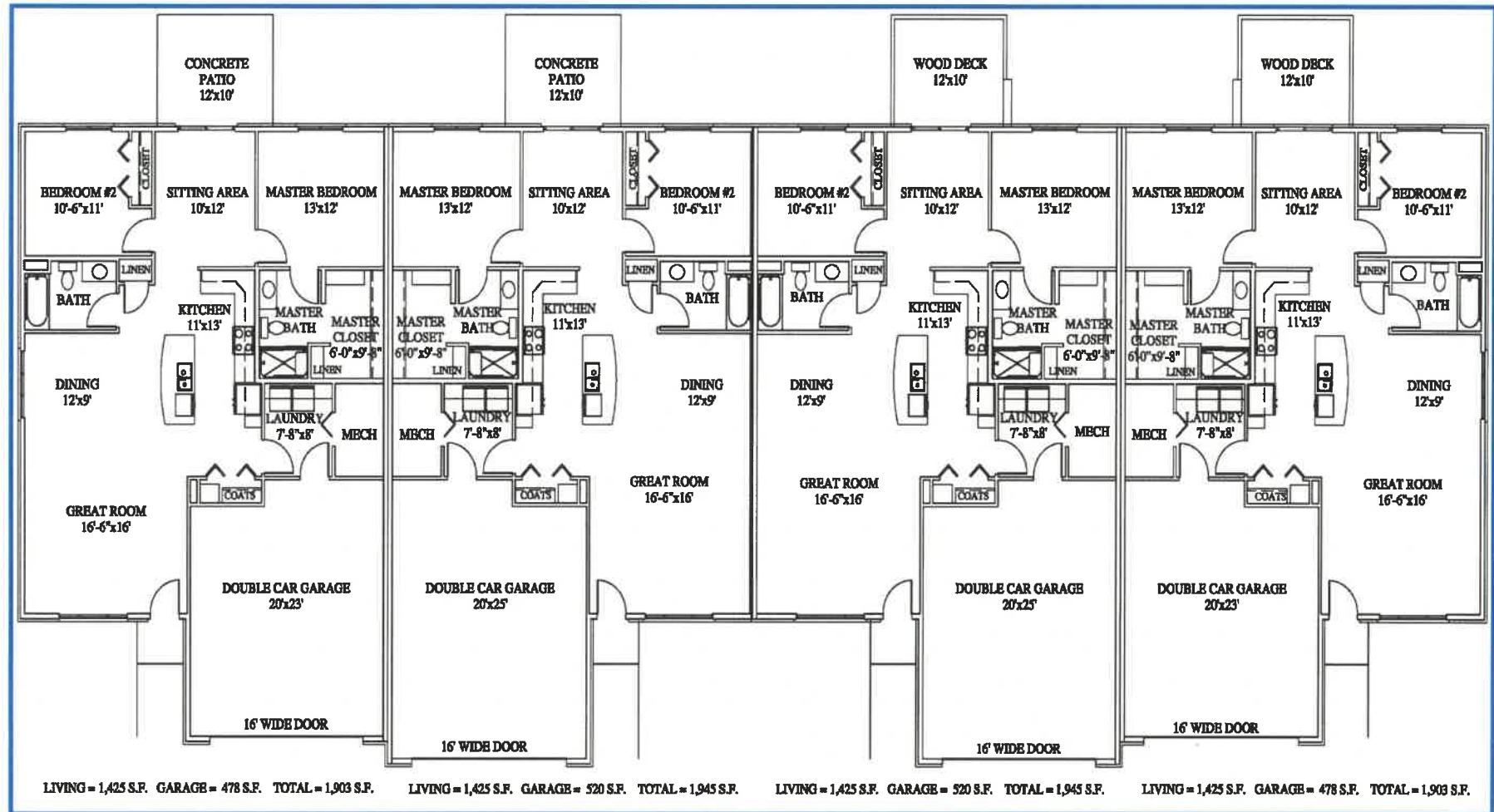
Barthell Bluffs offers a beautiful, scenic view, in a quiet neighborhood, while still being close to restaurants, shops, and medical facilities.

Take time to enjoy the outdoors with friends and family on the wooden deck or concrete patio. Let us take care of mowing the lawn and snow removal while you relax in your beautiful new home.

Located just up the hill from the Barthell OES Home, you will have easy access to our entire campus.

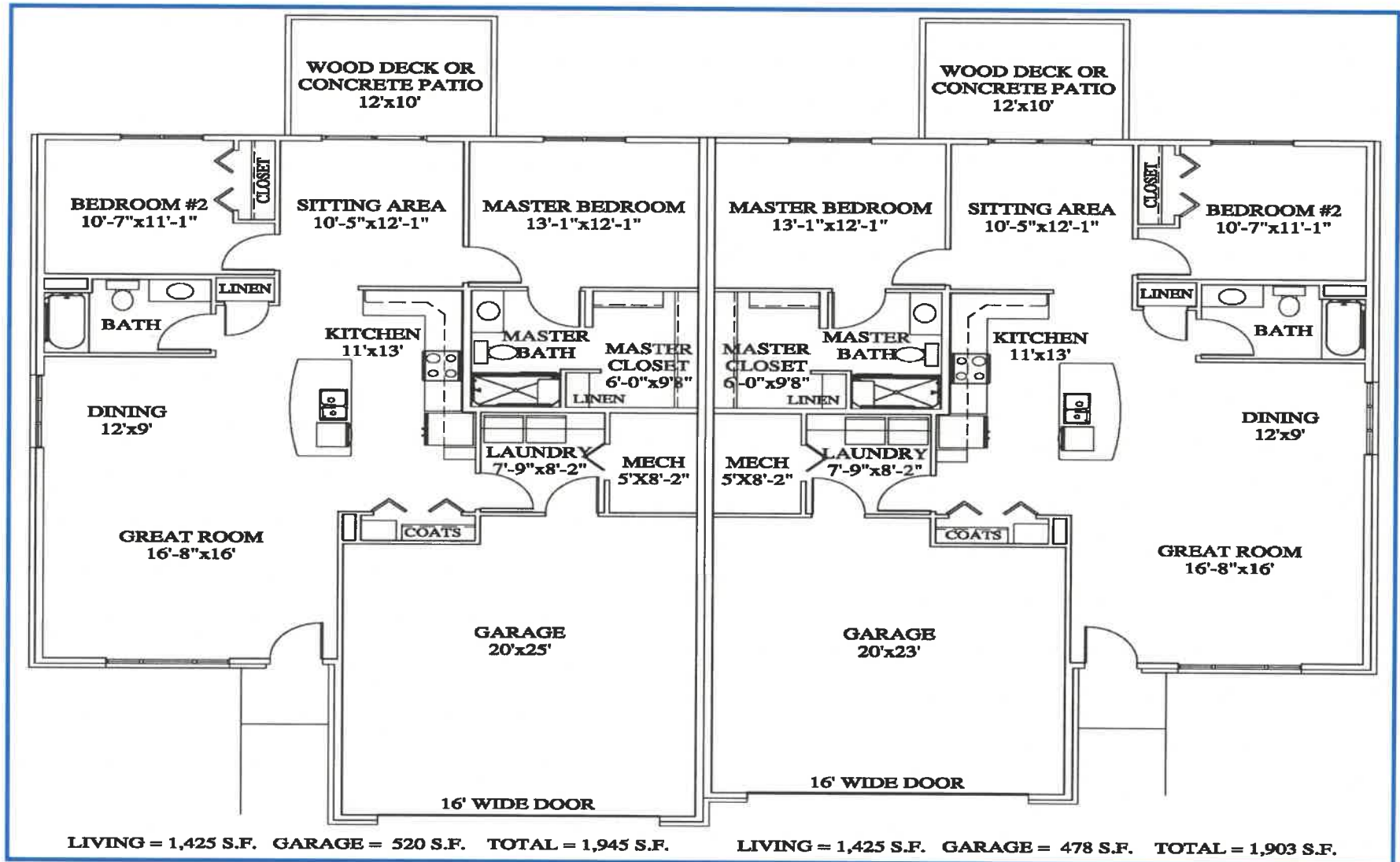
*Left: An aerial view of the Townhome village.*

# Fourplex



The Fourplex units are two bedrooms with two bathrooms. Featuring an open floor plan with a large sitting area and great room with plenty of space to enjoy time with family and friends. All appliances are provided, including a washer and dryer. Each unit will also include a double car garage and either a wooden deck or a concrete patio.

# Duplex



The duplex units are two bedrooms with two bathrooms. Featuring an open floor plan with a large sitting area and great room with plenty of space to enjoy time with family and friends. All appliances are provided, including a washer and dryer. Each unit will also include a double car garage and either a wooden deck or a concrete patio.

***Appliances Included:***

Refrigerator

Stove

Dishwasher

Garbage disposal

Washer & dryer

***Services Provided:***

Ground maintenance (general)

Lawn mowing

Snow removal

Maintenance & repairs on buildings

Maintenance & repairs on appliances

***Other Amenities:***

High efficiency furnace & central air conditioning

Handicap accessible shower

Large patio or wooden deck

Master bedroom with bathroom & closet

Double car garage



***Close proximity to restaurants, shopping, downtown Decorah & medical facilities.***

## *To Secure Your Beautiful New Home*

- Call Emily Elsbernd at (563) 382-3777 to check availability. (*Units will be sold on a first-come, first-served basis.*)
- Pay your \$5000.00 deposit to secure first right of refusal on the unit you have chosen. (*Deposit will be applied to the purchase price upon closing.*)
- Sign the Residential Agreement to occupy your unit.
- Once construction begins, 50% of the purchase price will be due (less the deposit).
- The remaining balance will be due one month prior to occupancy.
- Monthly maintenance payments will begin on the scheduled date of occupancy.

*We look forward to hearing from you!*