

Showings
by Appointment

Luxury Condos FOR SALE

Priced from the mid \$200's

MAYFAIRE TOWNVIEW

*Amenities Include: Cardio Fitness Studio,
Private Screening Room, Residents Lounge, Billiards Room*



For more information contact Rodney Harris
(910) 239-8020 or RHarris@IntracoastalRealty.com
MayfaireTownview.com



Intracoastal
NEW HOMES

Experience the Exceptional

Only A Few Left!!!

MAYFAIRE TOWNVIEW

Now is the time...
...and this is the place!

Leave your car and your cares behind!
Stroll down the street for morning coffee and bagels...
...walk to your favorite restaurant or shop...
...relax on your private balcony as you people watch.

Enjoy the ultimate in luxury urban living, right in the heart of Wilmington's Mayfaire Town Center.

Private balconies, gorgeous interiors, elegant lobbies and elevators, private screening room, residents' lounge, game room, cardio fitness studio and so much more!

Phase III Pricing

6832 Main Street

<u>Unit #</u>	<u>Bedrooms /Baths</u>	<u>Heated Square Feet</u>	<u>Original Price</u>	<u>Current Sales Price</u>
212	2 BR/2.5 BA	1,658	\$451,000	\$334,500
314	2 BR/2.5 BA	1,911	\$546,000	\$409,000

6831 Main Street

216	2 BR/2.5 BA	1,915	\$592,000	\$409,000
217	1 BR +Study/2 BA	1,463	Sold \$390,000	\$294,500
218	2 BR/2.5 BA	1,784	\$507,000	\$359,500
312	2 BR/2.5 BA	1,559	\$435,000	\$324,500 *Leased
317	2 BR/2.5 BA	1,703	\$465,500	\$354,500
330	2 BR/2 BA	1,400	\$289,500	\$264,500 *Leased

Spectacular Condominiums Starting in the mid \$200's

~ Decorated Model ~

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Prices and options are subject to change without notice.

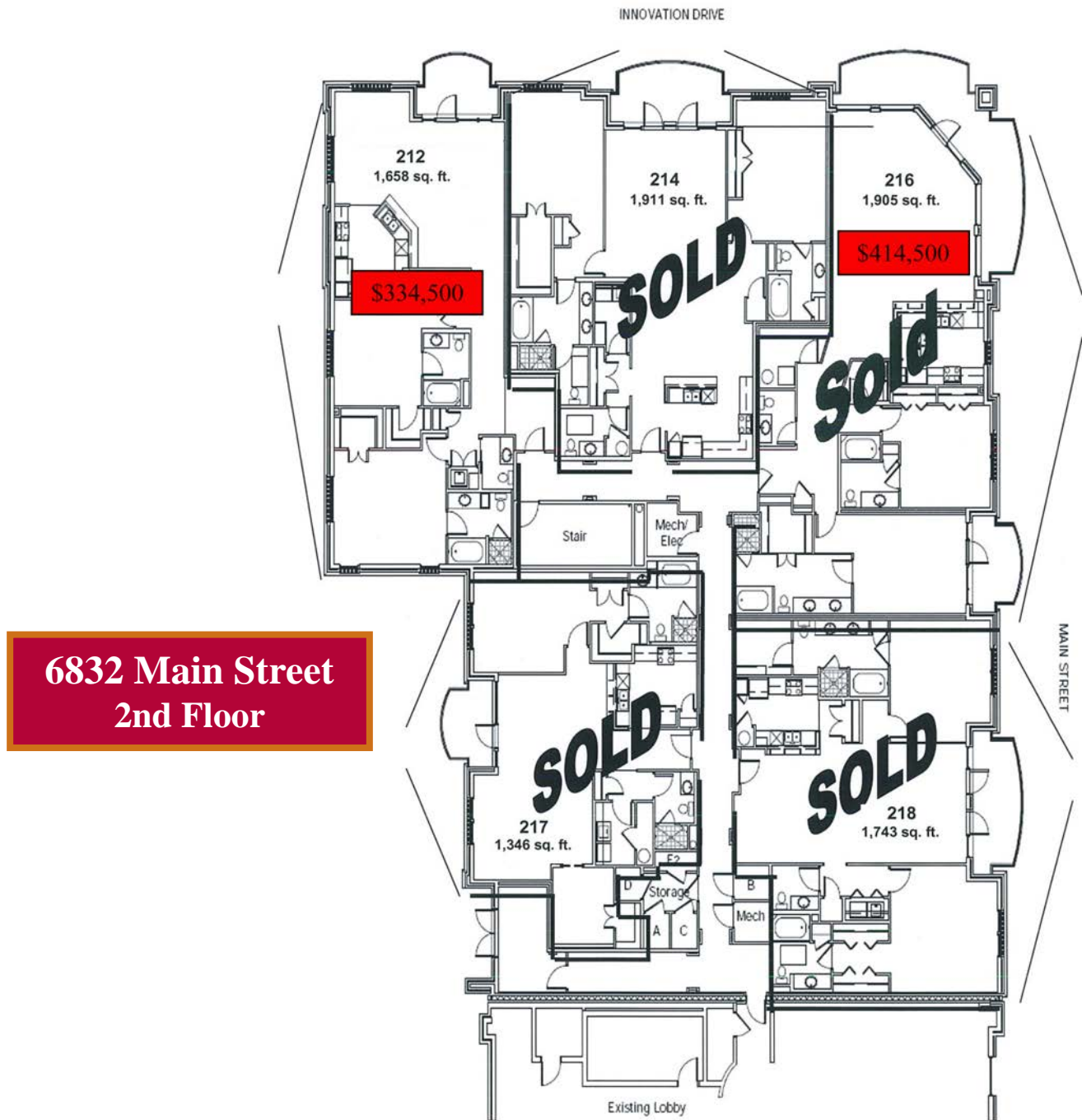


04/12/13



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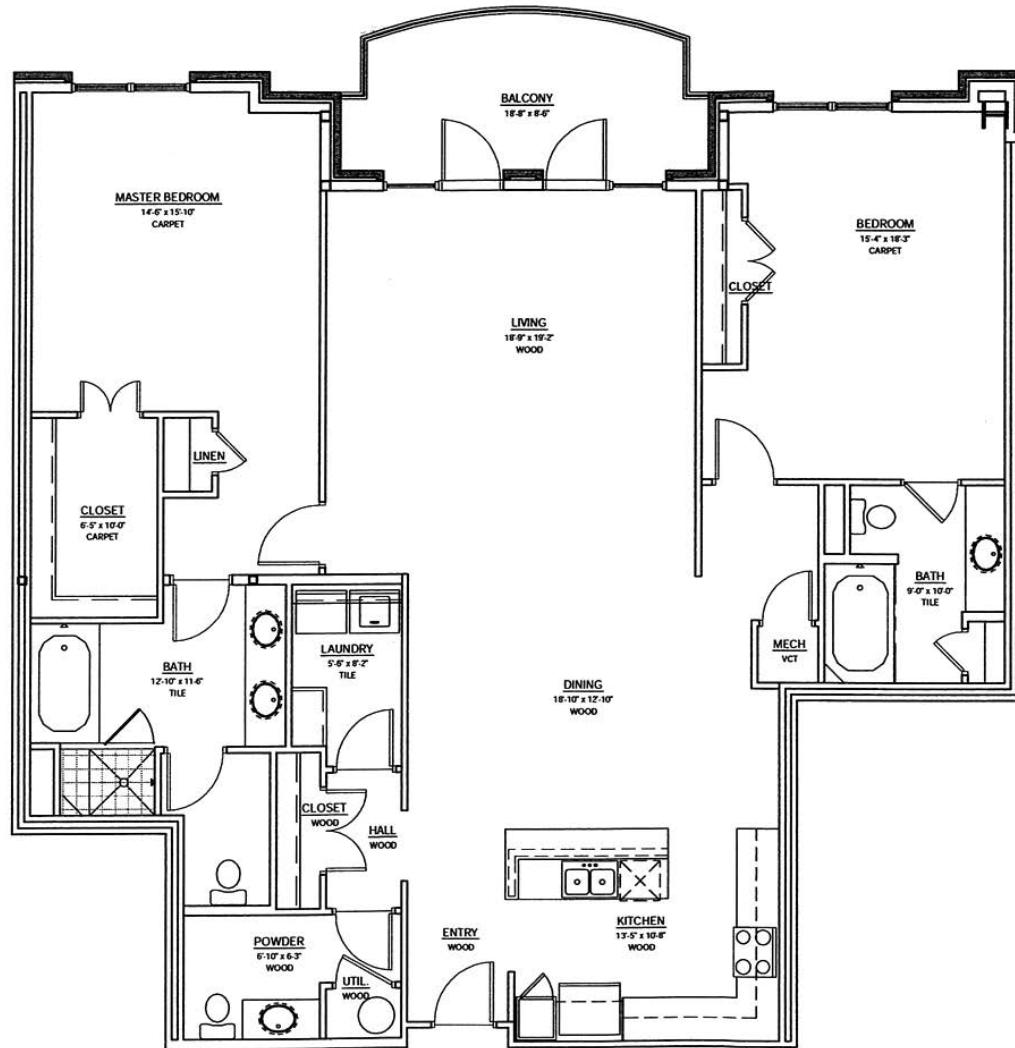


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MAYFAIRE

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**6832 Main Street
3rd Floor, Unit 314**

1911 Square Feet

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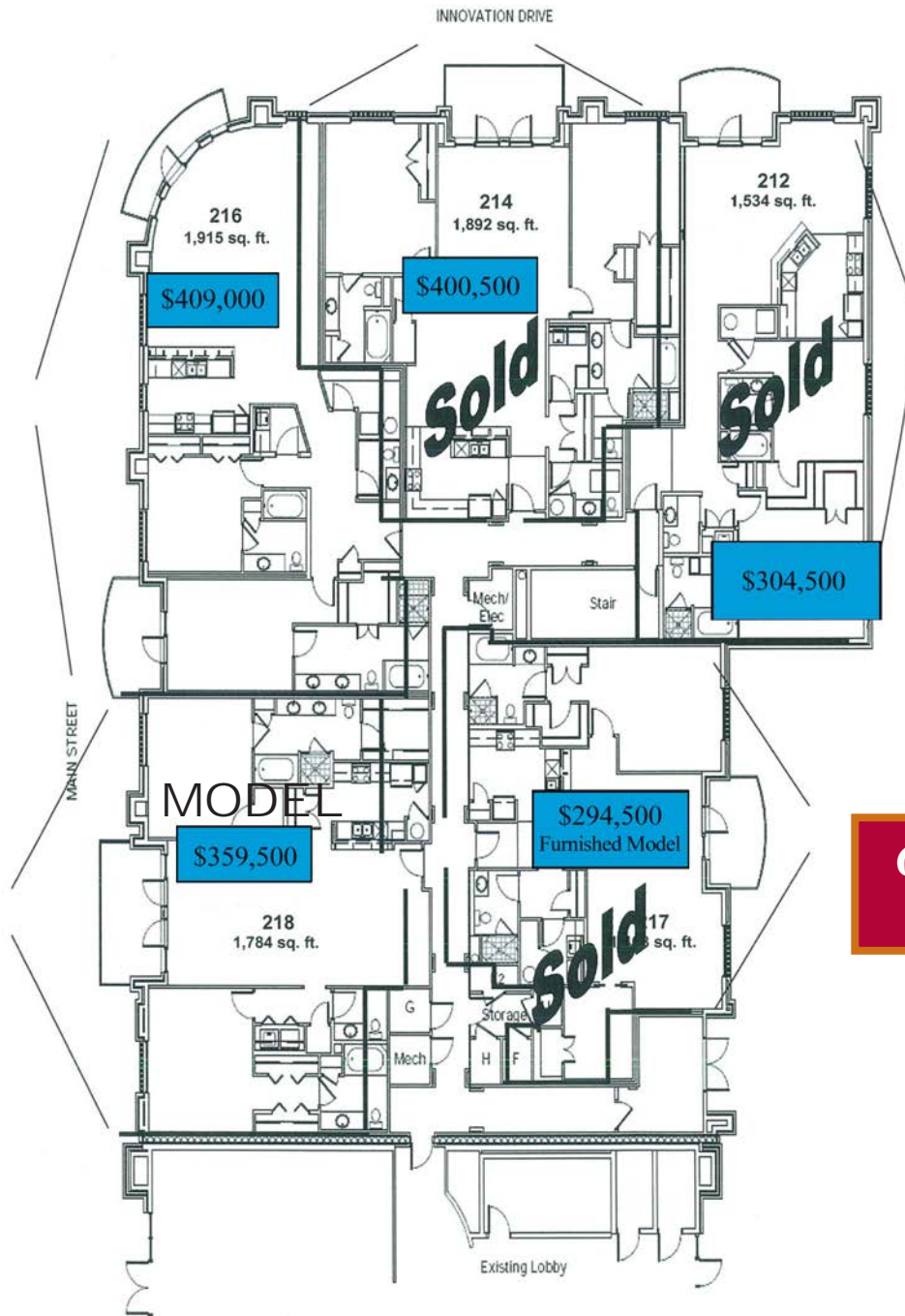


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MAYFAIRE

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**6831 Main Street
2nd Floor**

Spectacular Condominiums Starting in the mid \$200's

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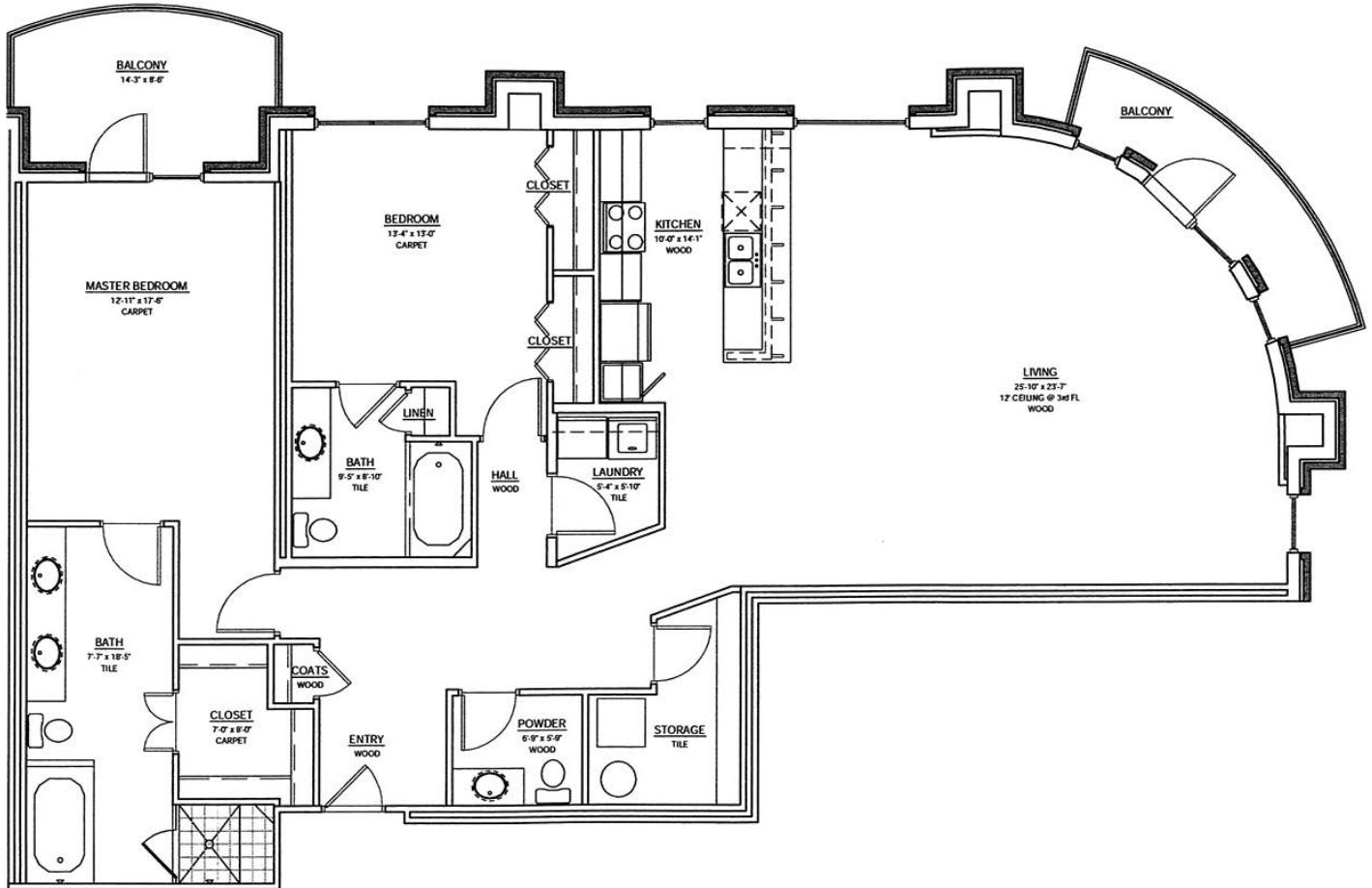


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**6831 Main Street
2nd Floor, Unit 216**

1915 Square Feet

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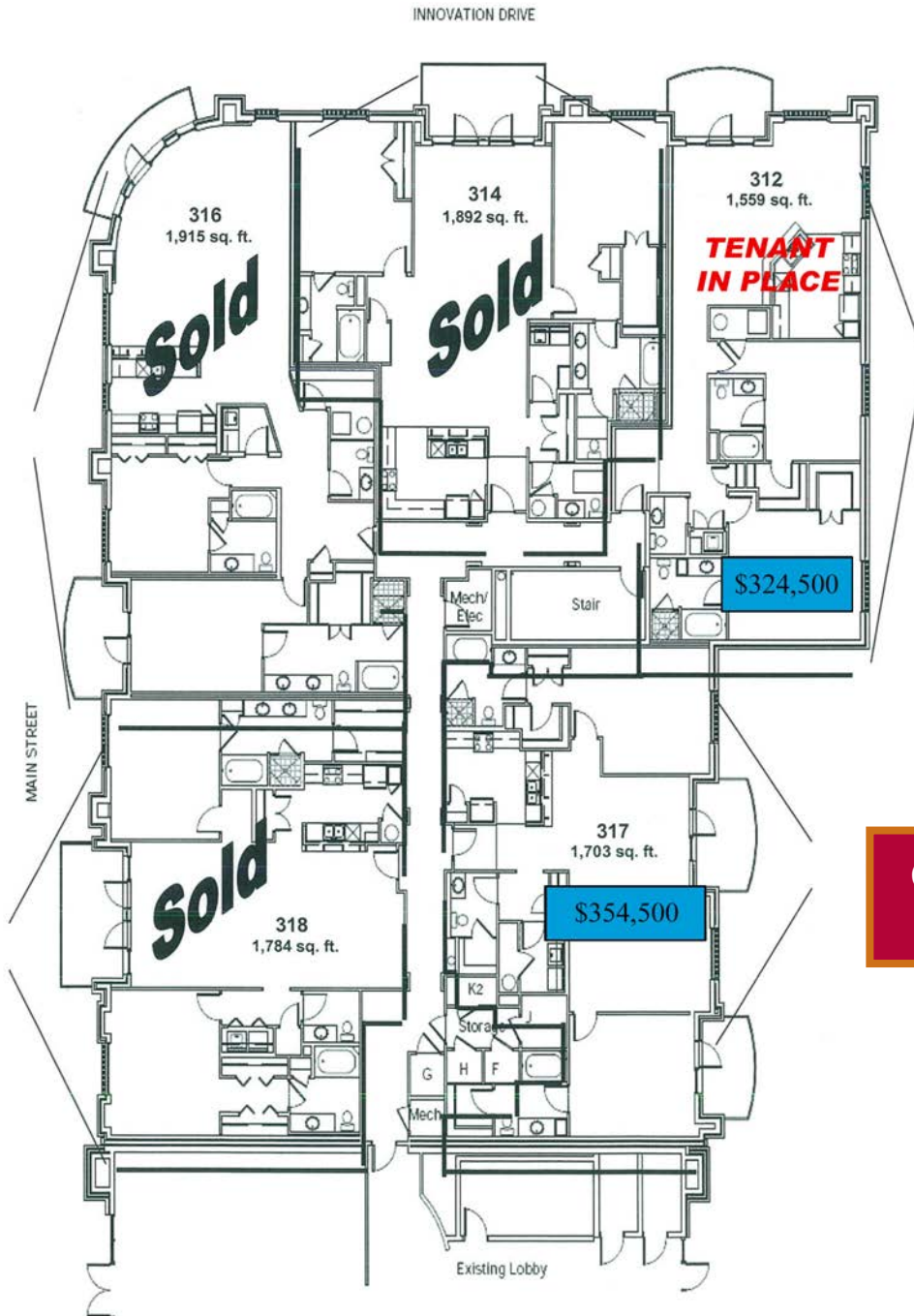


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3rd Floor**

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MAYFAIRE TOWNVIEW

Homeowners Association

The 2013 monthly Homeowners Association (HOA) dues are \$352.00 per month. Dues will commence at closing. Buyers will receive a complete HOA budget for review prior to signing a Purchase Agreement. The following list summarizes the major expense categories of the budget:

Building Interior Expenses:

- Insurance (*owners will need to insure their contents*)
- Water consumption
- Sewer usage
- Trash chute service and trash removal
- Lobby security systems and maintenance
- Elevator systems and maintenance
- Climate-controlled lobbies and corridors
- Lighting of lobbies and corridors 24 hours a day
- Pest control
- Cleaning lobbies and corridors weekly
- Professional carpet cleaning of corridors and amenity rooms
- Fire protection and sprinkler system monitoring and maintenance
- Amenity room supplies and maintenance

Building Exterior Expenses:

- Lighting for sidewalks and parking areas
- Landscaping service
- Sidewalk maintenance
- Parking area maintenance

Building Replacement Escrows:

- Roof
- Balcony railings
- Unit windows and balcony doors
- Exterior painting
- Corridor and lobby flooring
- Furniture and equipment
- Corridor and lobby painting
- Cardio studio and media room equipment

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