

Boardwalk

LUXURY APARTMENTS

www.boardwalkluxuryapartments.com

Property Location: 416 Goodlett Avenue NW, Jacksonville, Alabama

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Call 256-689-1632 for Availability and Viewing Appointments

Boardwalk Luxury Apartments is a unique development conveniently located in the adjacent southwestward block from JSU's *Stadium Tower* complex, in a quiet residential neighborhood. Thorough design planning, choice materials and custom workmanship during a 2001 reconstruction and restoration, resulted in apartments which set themselves apart from all others in Calhoun County. Safety, comfort and convenience are maximized by construction techniques, leasing documents and management policies. Boardwalk Luxury Apartments (formerly Love Apartments) is a small, family-owned property offering a home-like environment since 1963. We search for potential residents who prefer a quiet environment; have an honorable history of meeting monetary and other obligations; respect the property of others; and obey the law.

Each bedroom features: its own key-locked entry door; private bath; walk-in closet; a well lighted 5' to 9' long built-in business/study area complete with cabinets, file drawers and multiple phone/cable lines. Apartments in each building also feature: large rooms; sound resistant interior walls, floors and ceilings; wall coverings of natural birch veneer with drywall in kitchens & baths; room-to-room-to-front-door intercom/FM radio; hard-wired security system with motion detection; Peachtree tilt windows; luxurious light fixtures; Kenmore appliances including deluxe washer & dryer; kitchen garbage disposer; refrigerator with ice maker; plentiful cabinets & shelving; kitchens and bathrooms with ceilings of custom finished wood (all of apartment 1C has finished wood ceilings); 3 1/2" wide "Howe" window and door casings; six-panel, solid wood doors; 5 inch, three piece baseboards; all interior wood trim, closet shelving and doors have a custom finish of light stain and lacquer; 32 ounce carpet and ceramic tile flooring (no linoleum); all entry doors have brass door knockers, brass view-thru-door, brass kick plates, heavy brass entry handle/dead bolt, a brass interior safety bolt; custom-built, in-wall security features around entry door to make forced entry very difficult and time consuming; gas log fireplaces with black granite fronts & hearths; custom-built fireplace mantles; central hear/air; all-electric except for fireplace gas logs (operational for heat, even in electrical power failure). **Exterior:** metal roof, entry doors and stairs; individual water and power supply; tile or concrete porches; grilling and car-wash areas; zoysia grass; and exterior storage closets at Building Two.

Building One: A 2001 restoration of the two-story Lowery family home, circa 1900. Only the foundation, wood framing and two chimneys remain from the original structure. Divided into three apartments with separate outside entrances; unique architecture; high ceilings; original brick fireplaces; front porch with swing (1A); covered patio (1B), exterior wood siding replicated from the original; some hardwood floors; plus all modern amenities shown above.

<u>Apt. #</u>	<u>Level</u>	<u># Bedrooms</u>	<u>Available For Lease</u>	<u>Sq. Ft. Size</u>	<u>Monthly Rental</u>	<u>Security Deposit</u>
1-A	Downstairs	1	Call or Click	750 +/-	\$ 570.00	\$ 500.00
1-B	Downstairs	2	Call or Click	1275 +/-	790.00	500.00
1-C	Upstairs	2	Call or Click	1375 +/-	770.00	500.00

Building Two: New, two-story construction with brick exterior; quarry tile entry porches; exterior bike/storage closets; plus other amenities shown above.

<u>Apt. #</u>	<u>Level</u>	<u># Bedrooms</u>	<u>Available For Lease</u>	<u>Sq. Ft. Size</u>	<u>Monthly Rental</u>	<u>Security Deposit</u>
2-A	Downstairs	2	Call or Click	1125 +/-	\$ 790.00	\$ 500.00
2-B	Downstairs	2	Call or Click	1125 +/-	790.00	500.00
2-C	Upstairs	2	Call or Click	1125 +/-	770.00	500.00
2-D	Upstairs	2	Call of Click	1125 +/-	770.00	500.00

Boardwalk Luxury Apartments continues to lease without regard to age, gender, race, color, religion, sexual orientation, national origin or familial status as we have for the past 49+ years. The standard lease ends July 31st of each year; pets allowed with \$1,500 Pet Deposit, reduced for trained medical-purpose animals; strict noise regulation; non-refundable \$30.00 application fee. Applicants who are under legal age or do not meet certain leasing standards, may be able to lease with the assistance of a parent or other Guarantor.

Disclosure: The security of our residents is very important to us. Owner is an inactive duty Reserve Deputy with the Calhoun County Sheriff's Office, has significant experience in federally Controlled Substances, and cooperates fully with law enforcement. Other law enforcement personnel often reside in this area, or in a Boardwalk apartment.

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