

# The Condominiums of Sherman Hill

1503 Pleasant Street, Des Moines, Iowa 50314



## Contact Information:

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[www.dallenbachlarson.com](http://www.dallenbachlarson.com)

### Total Finished SF:

Algonquin	Alegre Large	Alegre Mid-Size	Carriage Houses
1,038 - 1,070	1,130 - 1,100	860 - 890	775

**List Price:** \$155,500 - \$199,500  
**Property Description:** New and newly remodeled 1 & 2 bedroom condos in the beautiful Sherman Hill Historic District.  
**County:** Polk  
**New Construction:** New & renovated  
**Style:** Victorian (Mid-rise) & Carriage House  
**Property Class:** Condo-Townhome  
**Year Built:** 1900 & remodeled 2007  
**School District:** Des Moines  
**Home Warranty:** 1 year

### Structural Information:

**Builder:** Dallenbach-Larson  
**Development:** Sherman Hill Development Group  
**Garage:** 1 Detached available  
**Foundation:** Brick  
**Exterior:** Brick  
**Roof:** Flat  
**Driveway:** Concrete  
**Street:** Concrete  
**Fireplace:** # 1 non-active  
**Interior Trim:** Oak, Fir, Plaster, Paint

### Tax & Terms Information:

**Gross Taxes:** TBD – 10 year tax abatement  
**Net Taxes:** TBD – 10 year tax abatement  
**Tax Year:** 2007  
**Terms Available:** Cash, Conventional

### Utilities:

**Heat:** Electric Forced Air, High Velocity  
**Air Conditioner:** Central, High Velocity  
**Water:** City  
**Sewer:** City  
**Gas:** Natural

### Amenities:

Court yard area, extensive landscaping, enclosed decks, provided storage unit

### Interior Features:

Cable TV, tile, hardwood floors, fireplace, built-in cabinetry, granite or Formica counter tops

### Included Items:

Dishwasher, washer-dryer, microwave, refrigerator and stove

### Association information:

**Association Fees:**  
\$120.00 per month - no fees for 1 year

### Association Services:

Exterior maint./bldg., building insurance, lawn care, recreational facilities, security service, trash service, management, high speed internet