

COTTON MILL CREEK CONDOMINIUMS



LOCATION... A FEW MINUTES FROM DOWNTOWN

Cotton Mill Creek Condos



The Cotton Mill Creek Condominiums are situated within an Executive styled subdivision, located at the corner of Cliffe Street and Brown Boulevard, up the Street from Leo-Hayes High School.

Just five minutes to the Brookside Mall and Medical Clinic; eight minutes from downtown using the Westmorland Street Bridge; ten minutes to golf courses and the Killarney Lake, the subdivision is very close to many present and future amenities; Wal-Mart will be 2 minutes away. Your Condominium offers you upscale, high quality construction with one level living, Elevator, Under-ground Parking and Heat Pump with A/C. Emphasis has been placed on design detail, choice of materials and craftsmanship.



Cotton Mill Creek Condominiums, 40 Brown Boulevard, Fredericton, Phone: 506-476-3477

CLOSE TO AMENITIES



The present amenities include:

- . Nashwaak/Marysville and Gibson Trails (free parking at Marysville Place)
- . Killarney Lake (with supervised beach and walking trail around the lake)
- . Riverbend Golf and Fishing Club (18 holes)
- . Carman Creek and Gilridge Golf Courses (9 holes)
- . Brookside Mall and Medical Clinic
- . York and Nashwaaksis Arenas
- . Carleton Park (Boat Launching; access to Saint John River walking bridge)
- . Royal Field Baseball Park

Future amenities include:

- . New Wal-Mart at Two Nations Crossing road
- . New bridge ramp on northside leading right to Cliffe Street
- . New Sports and Leisure Complex at Cliffe St. including two NHL size ice surfaces, YMCA facility and walking track
- . New fire station on Cliffe Street



Golf, Trails, Malls, Parks & More!

CONSTRUCTION INFORMATION ...and OPTIONS



- Three level, 29 Unit, building with Elevator and heated Underground Parking
- Two Bedroom Units with two full bathrooms or 1 & 1/2 bathrooms- 1280 sqft
- Three Bedroom Units with en-suite bathroom, whirlpool on 3rd level (soaker tub on 2nd and first) plus shower, and second full bathroom - 1600 sqft
- Storage inside each unit
- Foyer, Kitchen and Storage floors are tiled
- Marble flooring in bathrooms on 3rd floor
- Living Room, Dining Room, and Hallways are hardwood
- Bedrooms are carpeted
- Modern kitchen in White PVC includes an Island, Pantry and Desk (other options available)
- Open concept Kitchen, Living and Dining Room
- Laundry hook-ups in each unit
- Crown molding and chair-railing in all open areas
- Wide door trim and baseboard
- Walk-in closets
- Two designer colors plus trim matching the kitchen cabinets
- Heat Pump with Air-conditioning and Air Exchanger in each unit
- Intercom System



If Unit is bought before being finished the following options are available:

- Kitchen in bisque
- Kitchen and bathrooms countertops color
- Wall colors (two plus trim)
- Electrical fixtures to the amount allowed
- Choice of tile within the samples provided
- Choice of carpet color
- Upgrades (e.g. Kitchen, Carpet to Hardwood, Soaker Tub to Whirlpool, tile to marble, ect.)



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