

BYRON CENTER

CENTER PARK *Condos* SOUTH

QUALITY, STYLE, & COMFORT
to make you feel right at home

SMART DESIGN *By*

DWELLINGS

A HOUSE • A RESIDENCE • AN ABOODE



CENTER PARK *Condos* SOUTH



CONTACT
LISTING AGENT

TRAVIS MOELKER
616.723.2296
travis@regalgr.com
www.regalgr.com

PHASE 1
UNITS 1-26

RE/MAX®
OF GRAND RAPIDS

LET'S MAKE YOUR HOME ALL ABOUT *you*.

Want to stand out from the crowd? Included is your personal design consultation by Dwellings, to help make your home fit your personality. Dwellings is a full-service boutique interior design firm located in Grandville, MI.

View their design portfolio at www.dwellingsinc.net

Professional Design, Details, and Styling by

DWELLINGS

A HOUSE • A RESIDENCE • AN ABODE

*Check out Dwellings feature IN THE
MICHIGAN HOME & LIFESTYLE MAGAZINE'S
FALL 2017 ISSUE!*

MEET THE BUILDER

Richard Algera has the reputation you can trust.

Richard Algera has enjoyed living in the Byron Center community for the past 35 years. Richard has over 50 years of experience in the building industry as a second-generation builder. He has completed numerous developments, custom homes, and home re-models. Richard often collaborates with his builder son Carl Algera, on many projects, including Center Park South Condominiums. Even with over 100 homes under his belt, he still prides himself on each individual home, focusing on the quality, craftsmanship, and details - a value that is sometimes lost over time with large-volume builders. Richard also developed Center Park Condominiums North, the first phase of the Center Park Condominiums a few years back. The Algera family has the reputation, experience, and craftsmanship you can trust.







































Projected Unit Pricing for Center Park South Condominiums

Good Price	Best Price
Bldg #4:	
Unit 9=\$265,950 (Reversed end unit)	\$301,900
Unit 10=\$242,950	\$278,900
Bldg #5:	
Unit 12=CURRENTLY LISTED	\$326,500
Unit 13=CURRENTLY LISTED	\$306,500
Unit 14=CURRENTLY LISTED	\$326,800
Bldg #6	
Unit 17=CURRENTLY LISTED	\$327,700
Bldg #8	
Unit 21=\$284,000 (Reversed end unit)	\$320,000
Unit 22=\$264,000	\$300,000
Unit 23=\$284,000	\$320,000

Allowances for Center Park South Condominiums

	Good Price	Best Price
Light Fixture Allowance	\$1100.00	\$1400.00
Cabinet Allowance	\$8000.00	\$10400.00
Countertop Allowance	\$1900.00	\$5200.00
(Solid Surface on Island	+\$1225.00)	(Good Pricing Only)
Mirror and Hardware Allowance	\$1000.00	\$1250.00
Floor Covering Allowance	\$7900.00	\$11000.00
Appliance Allowance	\$3000.00	\$4000.00
Tile Backsplash Allowance	Laminate	\$850.00
Closet Shelving Allowance	\$750.00	\$950.00
Interior Design Allowance	-0-	\$500.00
Finished Basement	-0-	Included



List of Options

Laundry Room Coat Hook/ Shiplap on Garage Wall.....	\$415.00
1/2 Bath Wainscoting with Framed Mirror.....	\$895.00
Fireplace in Basement Corner.....	\$5900.00
Master Bedroom Accent Wall.....	\$480.00
Beams in Main Living Room	\$1600.00
Barn Door on Study Entrance	\$925.00
Bench in Dining Area	\$1400.00
Shower Door in Master Bath	\$700.00
Beams in the Sunroom.....	\$300.00

Stairway Knee Wall vs Railing:

- Knee Wall is Standard with Wood Top (Painted or Stained)

Boxed Newel Post (2) with 2x2 spindles and Rail Painted	\$2585.00
Same Railing as Above except Rails are Stained and spindles painted	\$2800.00
Adding one more Boxed Newel Post to any Option.....	\$275.00
Rail System in Model unit 8575 Alles Park Dr.	Request Pricing

Boot Box Option:

- Standard is an open Bench with a Shelf above Coat Hooks.

Deluxe Bench is a Bench with a Lid on lower storage area, and a Wainscoting back with open Cubicles above	\$1176.00
Media Station as in the Model	\$2010.00

Deck /Patio Options:

*- Standard is an 8'x12' Deck with No Stairs, Trex Decking with Hidden Fasteners
and Premium Vinyl Rail.*

5'x8' Grilling Deck with Stairs	\$1800.00
8'x16' Deck with Stairs	\$4500.00
5'x4' with a 16'x 12' Deck with Stairs	\$5100.00
5'x8' Grilling Deck with Stairs and a 10'x14' Concrete Patio with Landscaping	\$3850.00
12'x 16' Deck with No Stairs	\$2700.00

Finished Basement Deduct \$24,900.00

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