

## The Village Cooperative's Common Areas Help Create Community.

- ❖ Use the "Great Room" for parties or special events.
- ❖ Comfortably furnished lounge.
- ❖ Entrance security and screening.
- ❖ A serving kitchen is available for use by members or food service staff for private parties or group events.
- ❖ Health Spa-Fitness Room features whirlpool, exercise and weight equipment.
- ❖ A convenient Guest Room is available on-site.\*
- ❖ Laundry-rooms are fully equipped for resident use.
- ❖ Attached Garages available.\*
- ❖ Library/reading area.
- ❖ Workshop and hobby area.
- ❖ Well-maintained lawns and landscaping.

\*Nominal or monthly fees determined by Village Cooperative Board of Directors.

## The Village Cooperative. Own the Easiest Way to Live!

Cooperative living represents a new concept in housing. The Village Cooperative of Le Sueur is cooperatively owned and governed by its resident members on a not-for-profit basis. With the purchase of an apartment, the resident owns a share in the building.

Monthly charges cover a members' proportionate cost of:

- ❖ Principal, interest and mortgage insurance premium.
- ❖ Fire and extended coverage insurance including common area liability insurance.
- ❖ Management and operations of the building and community.
- ❖ Property Tax.
- ❖ Water/sewer; common area electricity, heating, and housekeeping; cable T.V.; trash collection; snow removal and landscape maintenance.
- ❖ Building repairs, maintenance and replacement of common area property and apartment appliances, carpet, standard window treatments, and mechanical-electrical.
- ❖ Reserve funds for general operations and replacements.



## Your Future For Affordable, Secure And Carefree Living.

**The Village**

*Cooperative of Le Sueur*


**The Village**

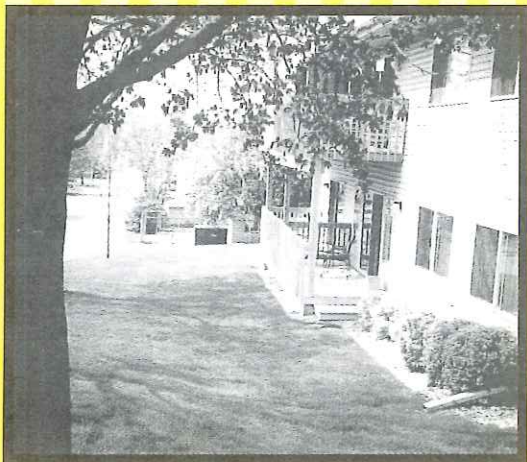
*Cooperative of Le Sueur*

200 South 3rd Street, Le Sueur, MN 56058

Call Today! 507-665-3474

villcoop1@aol.com

An Ebenezer-Managed Community 



## A Cooperative Lifestyle in the Middle of a Village.

The Village Cooperative of Le Sueur is a 24-unit cooperative housing community located in the heart of Le Sueur. The Village Cooperative is designed for people who want the financial benefit of homeownership without the challenge of home and yard upkeep. The Village Cooperative offers quality, affordable apartment living with the amenities and security of a membership community.

### The Village Cooperative of Le Sueur offers:

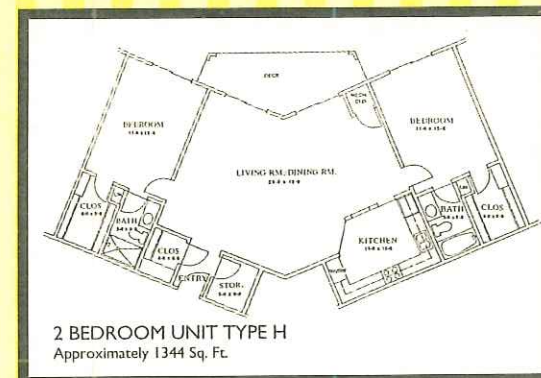
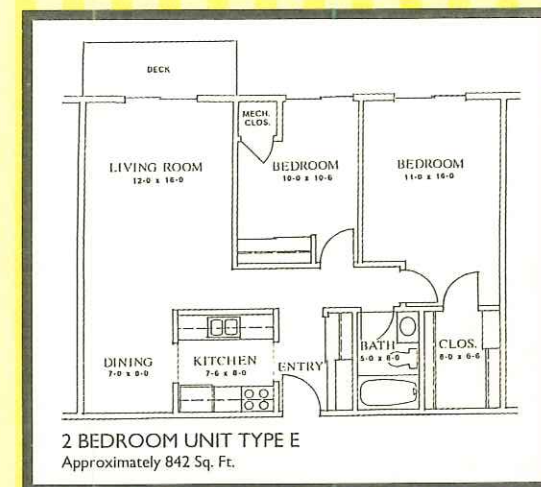
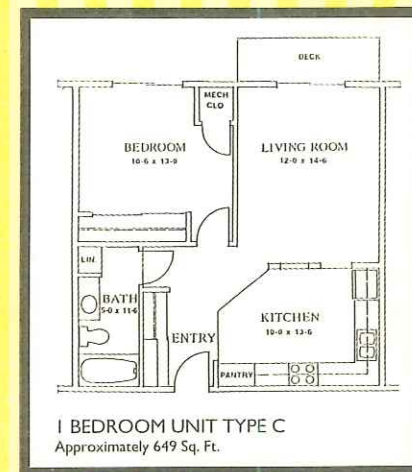
- ❖ Affordable Ownership
- ❖ Carefree Maintenance
- ❖ Income Tax Deductions
- ❖ Spacious Living in individual apartment home units

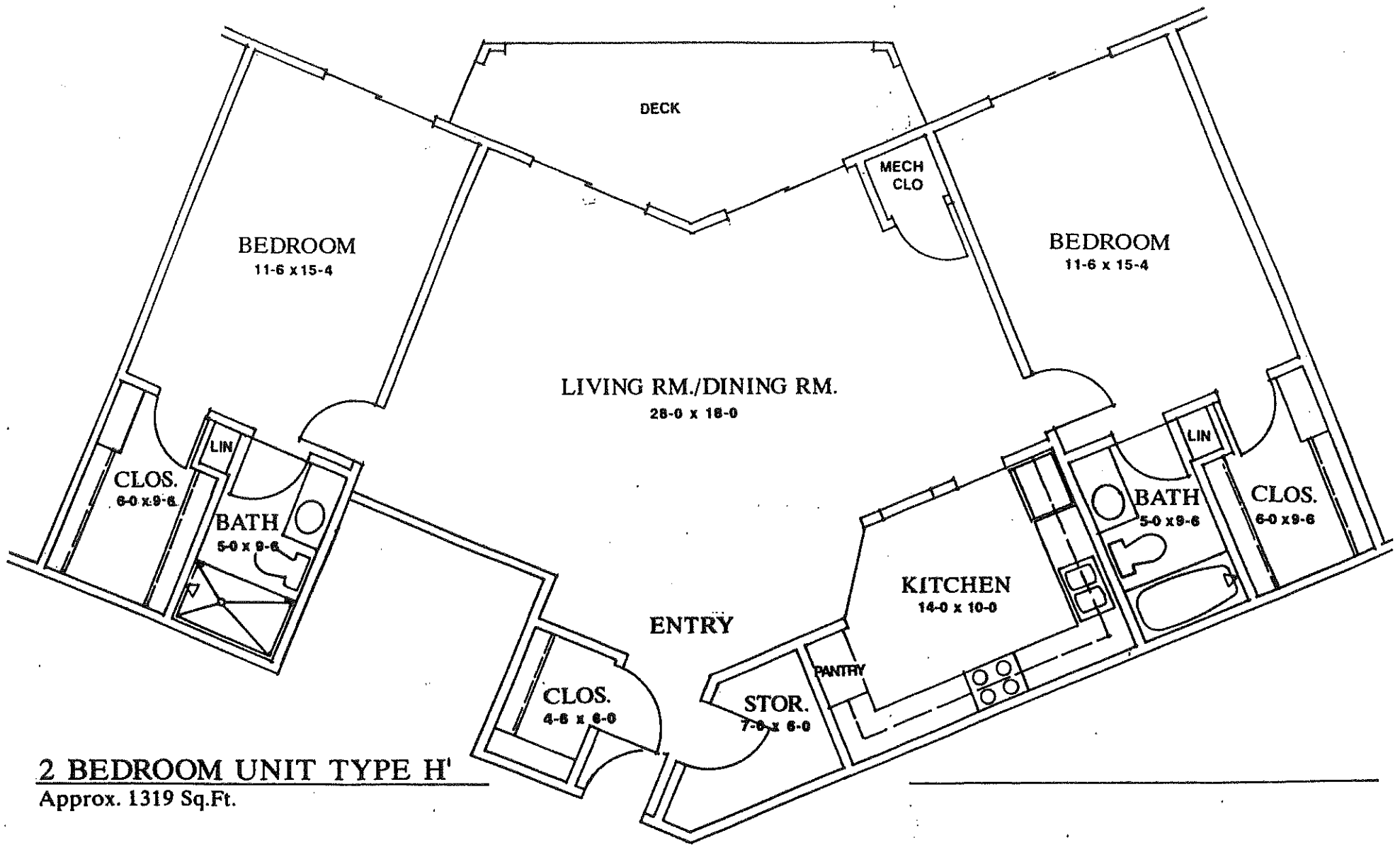


## You Are "At Home" with The Village Cooperatives' Unit Amenities:

- ❖ Several spacious one- and two-bedroom floor plans from which to choose.
- ❖ Individual patios or decks.
- ❖ Individually controlled heating and central air-conditioning systems.
- ❖ Quality appliances including: self-defrost refrigerator, electric range and range hood and dishwasher.
- ❖ Carpeted throughout, vertical blind, and no-wax flooring in kitchens and bath.
- ❖ Energy-efficient windows, walls and insulation.
- ❖ Each unit is soundproofed and fire protected.
- ❖ Large, well-designed closets and storage spaces.
- ❖ Telephone and television outlets in dining room, living room and bedroom(s).
- ❖ Units meet ADA standards with 36" wide doors and level-handle knobs and faucets.

## Sample Floor Plans.





**2 BEDROOM UNIT TYPE H'**

Approx. 1319 Sq.Ft.

**THE VILLAGE COOPERATIVE OF LESUEUR**