

# **NEPENTHE**

Described by Homer in the Odyssey as an Egyptian herbal drink so powerful that it eases grief and banishes sorrow from the mind.

**LOCATION, LOCATION, LOCATION.....**These patio homes are located close to everything you need for a carefree retirement or second home. Just off Shelby Drive in West Sedona.

Our “Patio Homes” are more closely related to townhomes rather than condominiums. There is never anyone above you or below you. They have adjoining walls **NOT** common walls. This creates a very sound resistant barrier between the homes. All the homes have attached garages. And you own the land, you are **NOT** buying air space only.

**HOA fees are \$275/month and include:**

- All the outside landscaping maintenance except your private backyard that you create and maintain.
- The roof...which is tile
- Outside building maintenance....stucco repair and painting
- Pool
- Jacuzzi
- Trash Pick-up
- Outside Pest Control
- Fire insurance on the building. You only need to carry insurance for your personal possessions and inside liability
- Full time on-site property manager
- Dues are limited to a 10% increase per year

**There are a total of 182 units on 25 acres including beautifully landscaped and maintained common areas.**

**Documents;me personal;Email stuff**