

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 Fee is \$385/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*
- *Outside Pest Control*
- *Fire Insurance on the building. Homeowners need to carry insurance for your personal possessions, inside liabilities, and \$15000 deductible if HOA Insurance is used.*
- *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.

Resale; Docs; Nepenthe Dues Benefits