

# Unit 311

Monroe Professional Center Commercial Condominium  
[3,719 usable square feet]



Entertainment room



Private garage



Rooftop deck



Entertainment kitchenette

Located on two levels of the Fitzgibbons Building, Unit 311 is a fully handicapped accessible residential space with 3½ bathrooms and two bedrooms. A third bedroom could be easily created from the existing space. The passenger elevator opens directly into the main living room which features a ceiling of approximately fourteen feet from floor to the lower side of exposed roof joists. Two of the bathrooms have walk-in showers with no shower door. The upper level has windows on three sides with two outdoor decks resting on the roof of the Monroe Professional Center building. The unit features a large home entertainment room [26'6" x 27'8"] and a spacious home office [388 square feet] with its own private bathroom. A kitchenette separates the home entertainment room and the home office.

Unit B107 serves as the garage for Unit 311. It is located a short walk from the basement level elevator stop.

**Unit 311 is owned by Rex A. Ewald and Sharon M. Ewald.**

**For additional information about this unit check the Monroe Professional Center web site [[www.mpccondos.com](http://www.mpccondos.com)] or contact:**

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## Unit Information

|   |                         |
|---|-------------------------|
| Usable square feet [BOMA measurement]:      | 3,719                   |
| Rentable square feet [BOMA measurement]:    | 3,810                   |
| Real Estate Tax Parcel #:                   | 23 251 0089,3100        |
| 2020 Real Estate Taxes:                     | \$6,376.04              |
| Condominium Association votes [1000 total]: | 97                      |
| % ownership of common elements:             | 9.7                     |
| Ceiling height:                             | varies [exposed joists] |

## Utilities metered to units:

Electricity  
Natural gas

## Included condominium services:

Municipal water  
Municipal sewer  
Solid waste collection  
Recyclables collection  
Snow removal  
Parking [2 lots – 32 stalls]