



# SHELDON CROSSING Duplex Project

■ **LOCAL CONTRACTORS.**  
General Contractor: Sawyer Construction  
Finish work/Cabinetry: G&E Cabinetry, INC.  
Electrical: Vanbeek Electric  
Plumbing/heating: Fred's Plumbing  
Flooring: Northwest Décor and Furniture

■ **HIGH QUALITY MATERIALS.**  
See the features for a full list

■ **AFFORDABLE.**  
Less than \$250,000

■ **4 UNITS TOTAL.**  
Each unit 1385 square feet

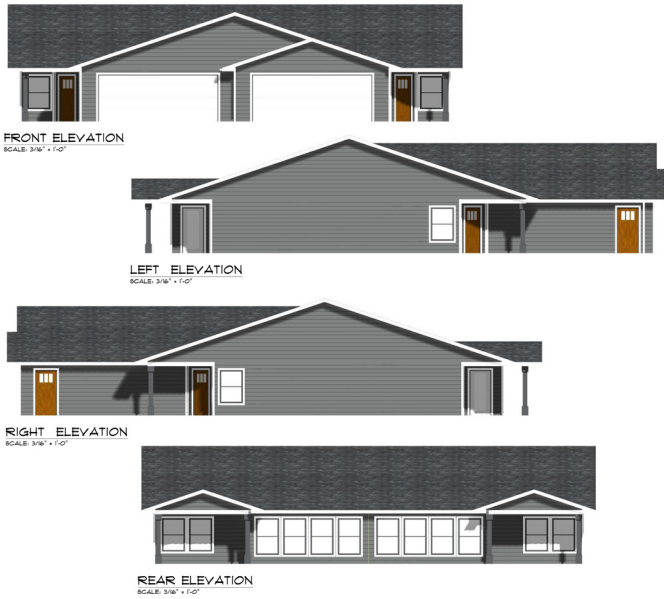


## FEATURES:

- 1385 square feet
- 2 bedrooms/2 bathrooms/2 stall garage
- Slab on grade with concrete storm shelter
- Zero entry
- Prefinished Cement board siding/LP Smart siding trim
- Covered porch
- Onyx walk in showers and vanity tops
- Custom cabinetry
- Custom laminate kitchen countertop with undermount sink
- Solid 3 panel interior doors
- Anderson windows
- Flooring: Hard surface/Carpet
- Open floor plan
- Heating: Forced air/Gas
- Lawn and landscape
- Seamless gutters
- Sidewalks
- 2 lots available with 2 sets of duplexes to be constructed

**CONTACT US TODAY!**

Gered De Hoogh    gered@gecabinetryinc.com    324-0064  
Corey Elgersma    corey.elgersma@isbservicesinc.com    348-1770  
Denny De Jong    ddejong@nwbonline.bank    348-4248



# WHY BUY AT SHELDON CROSSING?

## Easy access to great amenities.

Very close to schools and your family will love spending time at the nearby outdoor Aquatic Center. Additionally you are in close proximity to restaurants, retail stores, healthcare, and access to Hwy 18 & 60.

## It's a quiet and private area.

Although near anything you need, the development also preserves its privacy with only two ways to enter and exit the development. People who drive by your home will be friends and neighbors.

## Located next to 40 acres of proposed park ground

The City of Sheldon is currently planning a beautiful new park, near the Sheldon Crossing Residential Development. Proposed amenities include an expansion of the recreation trail, fishing access, shelter areas, large green space, and playground.

### EACH UNIT



1385 square feet



2 bedrooms



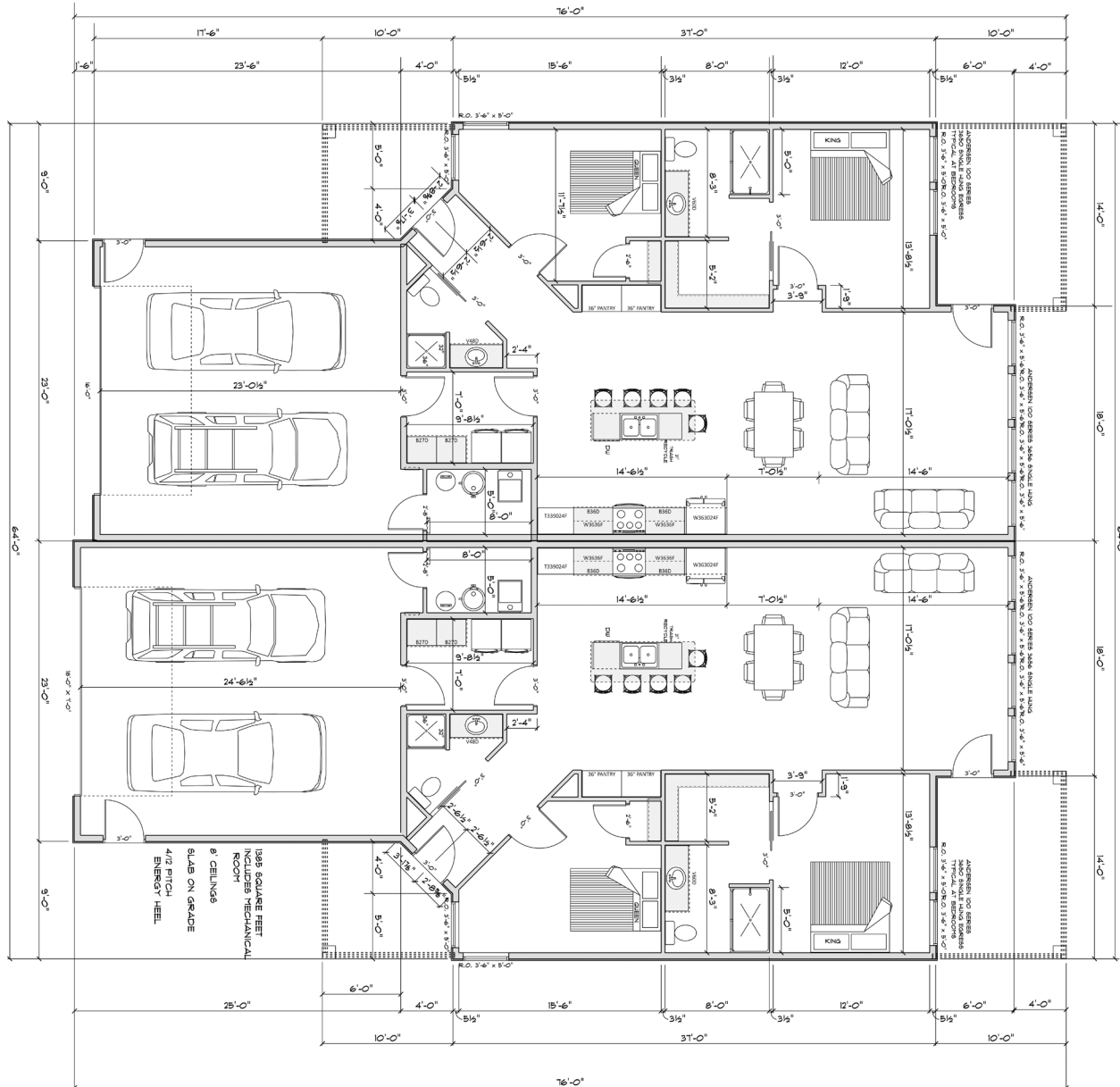
2 bathrooms



2 stall garage



4 units for sale



LOCAL CONTRACTORS. HIGH QUALITY MATERIALS. AFFORDABLE.