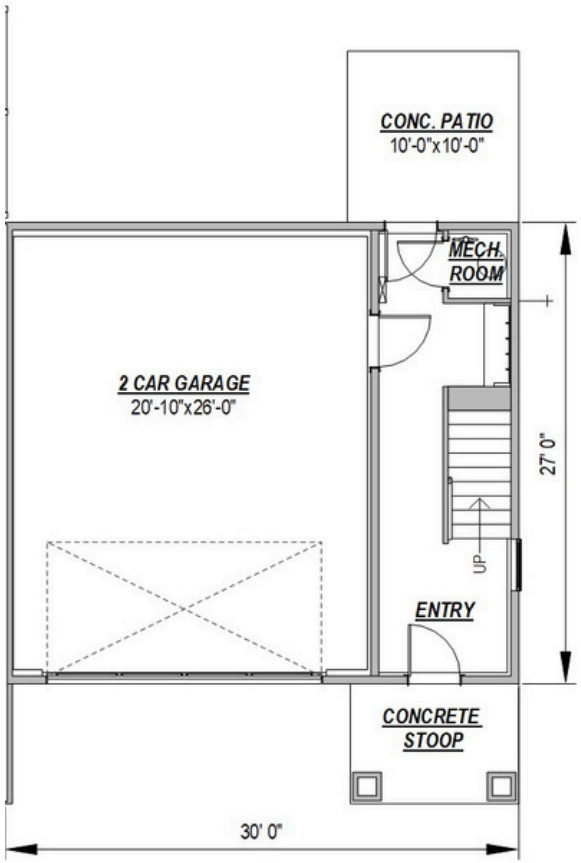
HCS
Hunziker Construction Services

# Discovery Point Townhomes

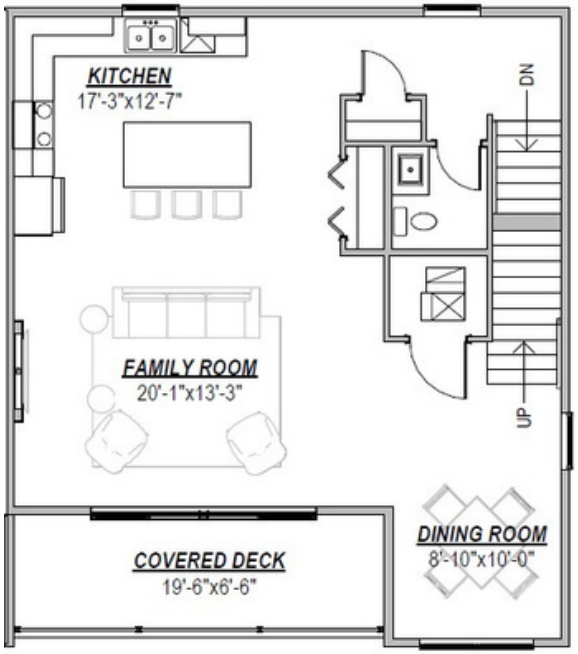
## 3 Bedroom | $479,375

# the plans

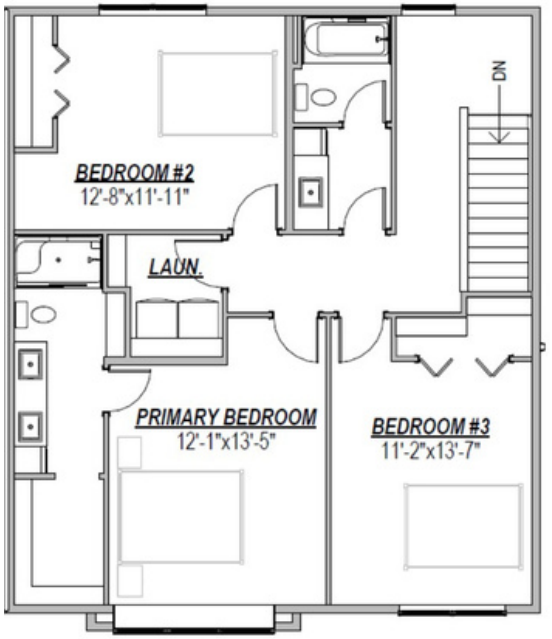
3 Bedroom Townhome




First Floor
233 SF




Second Floor
879 SF




Third Floor
1020 SF

# the details

3 Bedroom Townhome

## Features

- Painted Trim
- Modern finishes throughout
- Stained maple cabinets
- Quartz countertops
- Full height quartz backsplash in kitchen
- Trim detail on back & sides of island
- Stainless steel appliances
- Mudroom bench & cubbies on first floor
- Luxury vinyl plank & carpet flooring
- Electric fireplace with lime wash paint
- White wire shelving in closets
- 2x6 exterior main level walls
    - 8ft walls on first floor
    - 9 ft walls on second floor
    - 8 ft walls on third floor
- 3rd level laundry
- Covered deck

## Specifics

- ISU Research Park Subdivision
- $185/month Property Owner Association Dues
- 3 bedroom, 2.5 bath, 3-story townhome
- 2132 total square foot
    - 233 first floor finished SF
    - 879 second floor finished SF
    - 1020 third floor finished SF
- 577 SF garage

# the selections

Kitchen Faucet

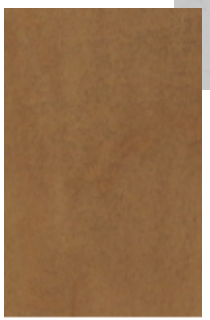
Kitchen Quartz / Full Height Backsplash

Island Pendants

SW 9165
**Gossamer Veil**

Wall Color

Similar-to Fireplace



Cashew

Cabinet Color

SW 7020
**Black Fox**

Island Color

Cabinet Hardware

LVP

Carpet

# the site plan

**Discovery Point Property Owners Association**

**Townhome Dues**

**2026**

Discovery Point townhomes are nestled within the Discovery Point community in South Ames. All property owners are automatically members of the Discovery Point POA, to which they pay monthly dues. Townhome monthly dues information is detailed below.

## Monthly Dues

• Monthly dues are owed on the first of each month. Residents will not receive invoices for this due.
• Automatic monthly payment via direct deposit or annual pre-payment is required.
• Dues are currently $185 per month.

## Dues Cover

1. Lawn care for designated association-owned areas/green spaces. This includes mowing, trimming, fertilizer and weed control.
2. Lawn care for townhomes. This includes mowing, fertilizer and irrigation.
3. Snow removal following snow events of two inches or more for all townhomes and designated communal areas.
4. Weekly garbage service.
5. Maintenance of entrance signage and landscaping.
6. Liability insurance for the Association.
7. Administration, accounting and legal fees.
8. Property taxes on association-owned, taxable land.
9. Miscellaneous expenses as agreed upon by the governing body and membership.

## Questions

For additional information, including information about apartment and commercial dues, please contact:

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