

## *A Great Place to Call Home*

***Location, location, location!*** Cherokee Garden Condominium Homes is located on Madison's north side and is currently the largest condominium association in Wisconsin. We are located very close to a shopping district as well as the interstate and the Dane County Regional Airport. The Cherokee Country Club offers special privileges to condo residents and is within easy walking distance. The Club offers golf, swimming, a fully-equipped fitness center, year-round tennis and racquetball, in addition to a restaurant and sports lounge. We are also very close to the Cherokee Marsh State Natural Area, offering beautiful walking and cross-country ski trails and excellent vantage points for birdwatching. The condominiums are also located close to a number of the Northside's amenities including Madison School District middle- and elementary schools, Warner Park, which includes the home field for the Madison Mallards baseball team as well as a beautiful community recreation facility, as well as Lakeview Library and a whole host of outstanding restaurants, cafes, and local shops.

***Safety is a priority!*** Cherokee Garden Condominiums are all equipped with locked entrances, garages, and storage areas. Our hallways, stairways, private roads, and walkways are well-lit and there is very little through traffic in the area. We also have one of the lowest crime rates of any condominium association in the Madison area, according to the Madison Police Department. The area is police patrolled at 12:00am and 3:00am nightly.

***Top-notch management!*** Our association is expertly managed and maintained by our long-term staff. The association is fiscally sound with ample reserves and amazingly low maintenance fees. Our onsite management continuously delivers prompt assistance with problems and questions, even during non-work hours! Our Board of Directors, composed entirely of unit owners, is highly active and engaged in the community and holds monthly meetings open to the public. Rules and regulations are stated clearly for all owners and are regularly enforced. Rules and regulations are also regularly adapted to meet changing times!

***Size DOES matter!*** Founded in 1961, our condominium association has grown to a total of 570 units in 41 well-maintained buildings in a variety of architectural styles. Our buildings are 8- or 16-units each with very attractive floor plans ranging from approximately 1,200 to 2,300 square feet.

***Talk about amenities!*** City water/sewer and garbage are included in all unit maintenance fees and heat and hot water are included in most. Many of our buildings have fastidiously maintained elevators and well-kept common interior areas. The underground garages in each building come with assigned stalls for each unit and area pleasantly heated in the cooler months. We are situated on 60 acres of beautifully landscaped park-like grounds with well-maintained lawns and gardens, fountains and ponds, streets, drives, and walks. Snow and ice removal are prompt every winter! Condominium owners have keyed access to two heated outdoor pools in the summer, with water aerobics classes offered throughout the week. Owners also have rental access to the "Pow Wow Room", our community room available for private parties and events for a small rental fee of \$25 (plus a refundable deposit of \$75). We are also a pet-friendly community with easy-to-follow weight and number restrictions.