

NOLEN SHORE

CONDOMINIUM HOMES



We realize that Downtown Madison is home to many condominium projects. When comparing projects it is important to compare what is included in the price. We encourage our buyers to compare Nolen Shore to our competitors and past projects. We are confident that Nolen Shore is truly setting a new standard in the condominium marketplace.



Unit Features	Nolen Shore	Property 2	Property 3	Property 4
Acoustical Engineering: Triple Demising Wall system between units	✓			
HVAC - Energy Efficient Trane Heat Pump System	✓			
8 Foot High Windows, Fulton Low E Glass 1 1/16" insulated	✓			
Kitchen Appliances: Wolf, Sub-Zero & Bosch	✓			
Laundry: Bosch or LG Washer & Dryer	✓			
Plumbing: Kohler Fixtures	✓			
Cherry Trim & Solid Core Doors	✓			
Zodiaq Counter Tops - Kitchen	✓			
Corian Counter Tops - Bath	✓			
Custom Kitchens by Dream Kitchens	✓			
Window Coverings - MechoShade	✓			
Ceiling Height 10'4"	✓			

Above items standard/included

Building Features	Nolen Shore	Property 2	Property 3	Property 4
Two-Story Furnished Main Lobby	✓			
Community Room - 2,500 SQ FT Furnished, Full Kitchen & Home Theater	✓			
Green Roof Terrace - 9,700 SQ FT Furnished & Landscaped	✓			
Certified Wisconsin Green Built Home™	✓			
Furnished Guest Suite	✓			
Meeting Room	✓			
Dual Otis Elevators	✓			
Heated Underground Parking & Storage	✓			
Trash Chute on Every Floor	✓			
Community Garden	✓			
Local Developer & Builder	✓			

Monthly Condominium Fee	\$	\$	\$	\$
Condominium Fee Includes:				
HVAC Costs & Natural Gas	✓			
Expanded Basic Cable	✓			
High Speed Internet	✓			
Condo Owner's Insurance	✓			
Community Area Maintenance	✓			
Water/sewer, water softening & hot water	✓			
Trash & Recycling Service	✓			
Landscape Maintenance/Snow Removal	✓			
Professional Management	✓			