



Amber Crossing Townhomes and Lofts

538 - 594 N. Sherman Dr.
Royal Oak, MI 48067

- a. **Amber Crossing Townhomes and Lofts** -- a 5-story brick, metal, and glass building, 4 blocks west of Main St. and just north of 11 Mile Rd., Royal Oak.
 - 13 - 5th floor open-plan 1 bedroom **Loft Terraces** with hallway entry, mezzanine loft, roof-top terrace, and exposed beams. Most with skylight. Approximately 690 - 890 sf in area, including mezzanine loft.
- b. **42 urban-style Townhomes, Studios, 1 Bedrooms and Loft Terraces** include hot and cold water, gas range and oven, microwave, refrigerator, dishwasher, central air conditioner, ceramic tiled bath and kitchen, hardwood floors and paved parking; but exclude electricity, gas, and telephone. Laundry machines and vertical blinds are provided in each unit. Cable T.V. available.
 - 1 - 5th floor open-plan 2 bedroom **Loft Terrace** with 2 baths, hallway entry, mezzanine loft, roof-top terrace, exposed beams, and skylights. Approximately 1,023 sf in area, including mezzanine loft.
- c. Ask about our gas bill / heat guarantee.
- d. Dog or cat OK!
- e. **Amber Crossing Townhomes and Lofts** are within walking distance of downtown Royal Oak, near I-696 and Woodward Ave.
 - 14 - 3-story 2 bedroom + 2½ bath open-plan **Townhomes** with patio or balcony, exposed trusses, and 2-car inside garage. Most with private entry. Some with den, study, walk-in closet, pantry, and master-suite bedroom. Approximately 1,111 - 1,569 sf in area + 535 - 541 sf inside garage.
 - 8 - 4th floor open-plan 0 bedroom **1 Bedrooms** with hallway entry and balcony. Approximately 535 sf in area.
 - 6 - 4th floor open-plan 1 bedroom **Loft-style** units with hallway entry and balcony. Approximately 602 - 701 sf in area.

amber properties company
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(See site plan on reverse)