KSI AT FORT STANTON

DEVELOPMENT:

176 UNITS CONSISTING OF:

40 2BR 2BA (925 sq. feet)	$725.00
76 2BR 2BA (1010 sq. feet)	$750.00
60 3BR 2BA (1175 sq. feet)	$850.00

FEATURES:

- Fully equipped kitchens
- Side by Side washers and dryers
- Gas fireplaces
- Vaulted ceilings
- Pre-wired for cable, phone, fax and on-line services
- Individually controlled heating and a/c
- Gas heat and hot water
- Monitored intrusion alarm systems (optional)
- Wall to Wall carpeting
- Mini and Vertical blinds
- Fitness Center
- Sparkling Pool
- Playgrounds with playscapes
- Picnic area with BBQ grills
- Business Center with complimentary fax, on-line, photocopying, mailing and video service.
- After school program which features; tutoring, computer training and planned recreational activities.
- Multi- purpose courts
- Clubhouse
- Planned Community activities
- Gated Community

BENEFITS:

- Upscale, luxury community that commands a different clientele than the market currently commands.
- More stringent screening of potential applicants.

BZA
CASE No. 16457
EXHIBIT No. 44

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.44

- Gated community and monitored intrusion alarms, offers more security, less chance of undesired vandalism and crime.
- Planned community activities and features may be shared with homeowners.
- KSI will work with the Homeowners Association and Civic association to create a better community.
- KSI will remain on top of all issues concerning the community and the residents, especially ways to improve deteriorating areas and values.
- More upscale resident base will increase chances of new area businesses.
- Courtesy officers available and living on the community to deter undesirable behaviors.
- Neighborhood Watch Program
- Monthly neighborhood meetings