

The River Towers Condominiums

Experience the ideal combination of modern living and urban convenience in this downtown condo. Situated steps away from the Mississippi River and walking trails, it is within walking distance of sporting venues, the Guthrie, Gold Medal Park, and top-notch dining and shopping options. Residents enjoy a variety of upscale amenities, including a heated outdoor pool, two fitness centers, a rooftop sun deck with breathtaking city views, and well-maintained recreational spaces. The enclosed garden courtyard offers a serene retreat in the heart of the city, striking the perfect balance between vibrant urban living and relaxation.

BUILDING AMENITIES

24-hour Security / Outdoor Heated Swimming Pool / Outdoor Community Space/Garden / 2 Fitness Centers / Weight Room / Saunas / 360-degree Rooftop Views / Private Tennis/Pickleball Courts / Car Wash / Library / Community/Party Room with full kitchen / Business Center / Package Room / Guest Suites for Visitors / Indoor/Outdoor parking options available for additional cost / Two credit/card operated laundry rooms / Guest Parking in garage \$1/hour

HOA Fee for Unit A615 is \$594.67/month

- Association fee = \$ 535.33
 - Cable = \$34.70
 - Internet = \$24.64
- Available contract parking: Outdoor = \$75/mo and Indoor = \$120/mo
- Special HOA assessment for the completed HVAC project has been paid

Monthly fee includes:

Professional Management – Water/Sewer/Trash – Gas/Heat – AC – Cable – High-Speed Internet/WIFI – Shared Amenities – Secure, controlled access – 24-Hr Staff - Hazard Insurance – Building exterior and interior maintenance – Snow/Lawn Care

➤ **Pets Are Not Allowed**

- **Rental Restrictions:** No subleasing | 1-year lease minimum | See rules/regs
- **Professionally Managed by:** Sudler Chicago Property Management | 612-333-8713
 - **On-site manager:** Graham Letkeman | 612-279-3482

A615 Unit Updates

- All New Windows installed by Dorglass Inc - August 2025
- Freshly painted interior | Walls/Ceilings/Doors/Trim/Cabinets - August 2025
 - Brand New Carpet and Kitchen Flooring – August 2025
 - Professionally cleaned before listing

Unit A615 Storage | Located in basement past 2nd bank of elevators | Storage Rm #2 | Locker #A615