

Welcome To Leisure MD

These homes and more...

Compliment of

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Aspen Hill/Leisure World Plaza Office

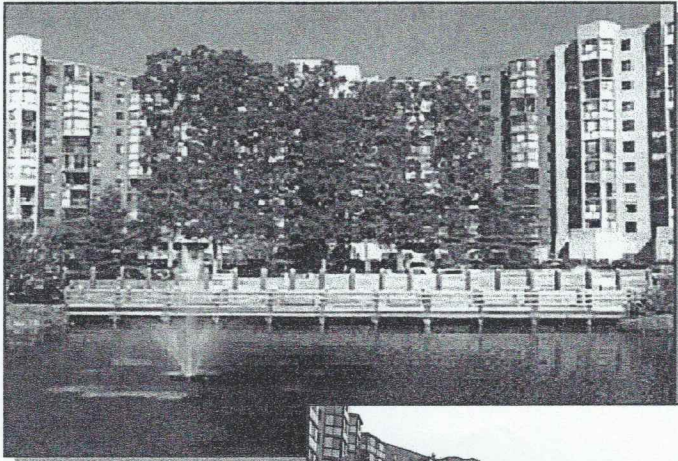
3816 International Drive

Silver Spring, MD 20906

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Choose from a variety of living units



High Rise Apartments

Leisure MD offers several choices for high rise living. Four elevator buildings at The Greens, two at The Fairways, and two at Vantage Point each offer one, two, and three bedroom units. Turnberry Courts include one high rise and two mid rise buildings. The newest building, the CREEKSIDE is now completed.





Garden Apartments

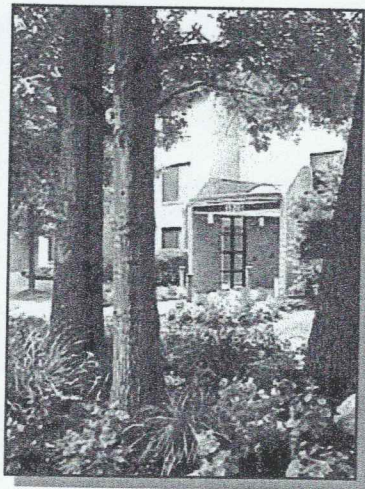
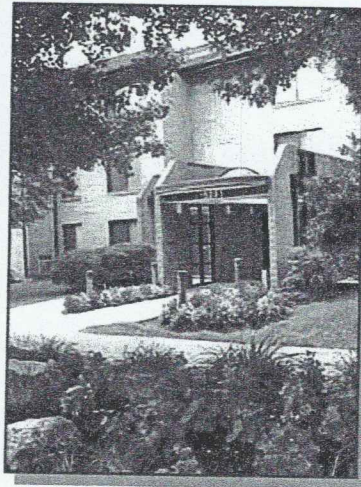
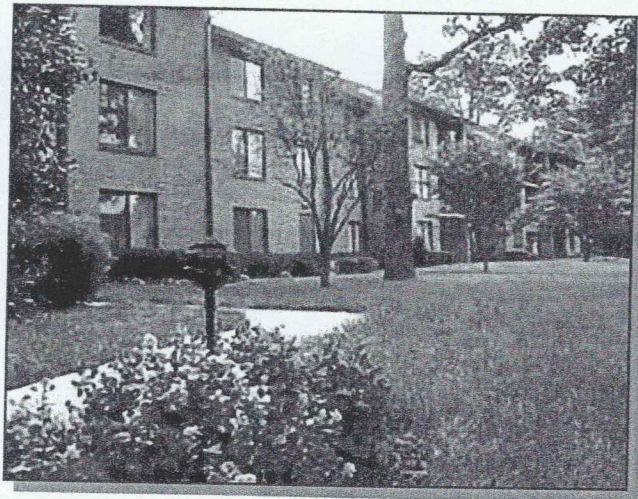
Co-op units in three story walk-up buildings are available in Montgomery Mutual, the original section of the Community.



Town Homes

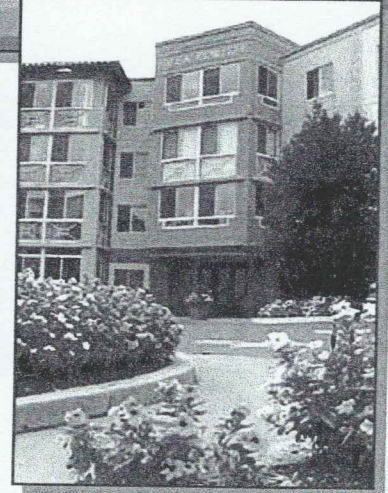
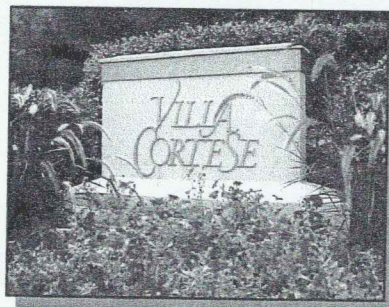
These two level units offer living room, dining room, and kitchen on the first floor and two bedrooms on the second floor.





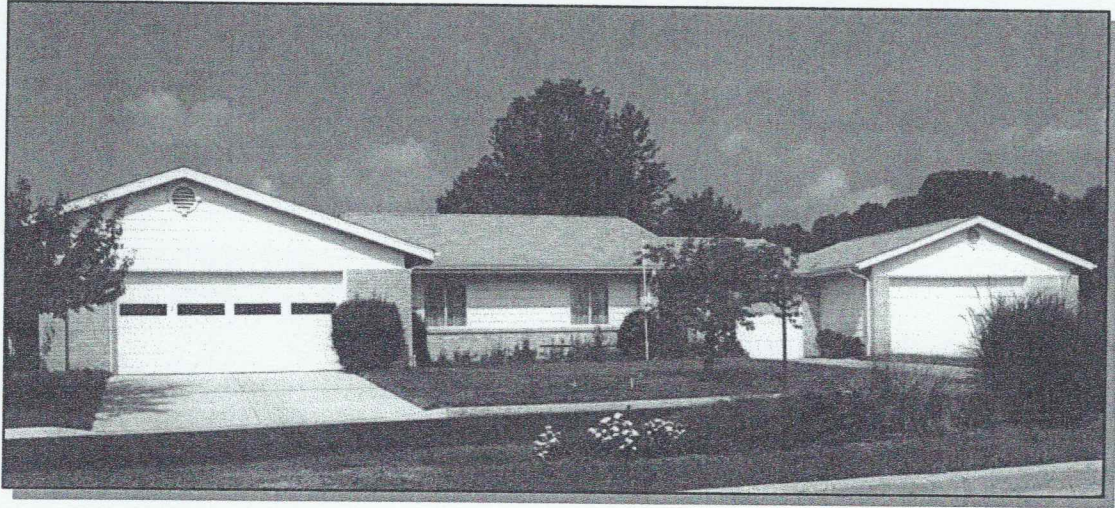
Mid Rise Apartments

Three and four story elevator buildings with one, two, and three bedroom units are available in Villa Cortese, the Howard Villas as well as in Turnberry Courts and Creekside, the newest of the mid rise apartments.



Patio Homes

There are a large number of semi-detached units; rambler style, with two or three bedrooms. Some have one or two car garages, which could be converted to additional living space. Some of these units are quad style with street parking.



Single Family Homes

The Regency is an enclave of single family residences . Featured are first floor master bedrooms, luxury baths, and two car garage.



Mutual

The "Mutual" refers to the associations that are the governing bodies of each Cooperative, Condominium or Fee Simple group.

Montgomery Mutual is the governing body for all of the Co-operative units. All Fee Simple and Condominium governing bodies have numerical designations.

The Three Types of Ownership

Fee Simple, Condominium (Condo) or Co-operative (Co-op)

Fee Simple Ownership with Home Owner's Association

Our newest single family residences, located in Mutual 25, are fee simple ownership. The owners are responsible for the upkeep and maintenance of the home. However, these homes belong to a Home Owner's Association with a monthly fee covering: water, basic cable, snow removal, lawn maintenance, and gutter cleaning.

Condo Ownership with Home Owner's Association

This means the owner of each apartment or home holds a fee simple title to his/her living unit and a specified share of the indivisible part of the building and land, known as common elements. The individual unit owner in a condominium owns the "common elements" as "tenant in common". The condo and HOA monthly fees are combined into one payment and the items covered vary by Mutual.

Co-op Ownership with Home Owner's Association

An owner of a co-op unit owns shares of stock in the Corporation that holds title to that building, but does not own the unit itself. They are stockholders in the owning corporation and stock ownership gives them a proprietary lease to their living unit for the life of the corporation. The co-op and HOA fees are combined into one payment which covers all utilities except telephone. Exterior and interior maintenance are the responsibility of the Mutual. Co-operative ownership applicants must be approved by the Board of Directors. These residences are comprised of the original group of garden apartments and two level townhomes.

Each mutual contributes a percentage of their monthly fee to enable the residents to participate in community activities. Golf, swimming, and tennis require additional fees - see attached schedule.