Ready to RESIZE? Thinking about RELOCATING? Or just want to RELAX and not worry about yard work?

WELCOME HOME TO A NEW WAY OF LIFE. Polleys Square offers urban living in the heart of Missoula and consists of four condo buildings that enclose a courtyard, perfect for socializing or relaxing. Start your morning with a latte from The Dog & Bicycle Bakery Café or head out for a leisurely stroll on one of the many trails accessible to the neighborhood.

On the inside, Polleys Square condos offer fabulous neighborhood and mountain views. Interior amenities feature open floor plans, high ceilings and large windows, providing a sense of elegance while maintaining a warm and welcoming vibe. Master suites include double sinks and walk-in closets. Enjoy the morning and evening sun from your patio, or gather with friends around the gas fire pit in the private courtyard which is exclusive to Polleys Square residents and guests.

Polleys Square also offers underground parking, secure building access and green features including LED lighting, dual flush toilets, high quality Pella wood windows and Energy Star appliances. For the technology enthusiast, we have USB outlets, and the newest and best fiber internet service is available!

The architecture is inspired by the rich history of Missoula and the old mill site, Missoula’s historic commerce center where logs were processed and rail cars passed by daily. Arched window accents, large windows, and other steel accents are reflective of the industrial heritage of Missoula’s warehouse districts. Cast concrete cornices give a sense of permanence and substance that contribute to the quality of the building, while a tower in Polleys Square A anchors the corner like a railroad depot or classic village storefront.
Throughout Old Sawmill District plans are in the works for a neighborhood market, fitness center, innovation technology center, neighborhood guest inn, gastropub and a fine-dining restaurant, as well as retail shops, office space, and much more. It will truly be a pedestrian village – a nice complement to downtown and the surrounding neighborhood.

Want to enjoy Missoula’s walking and biking trails? That’s easy…the hub of Missoula’s trail system is right next to Polleys Square. The trails will lead you to Silver Park and along the river to the California Street walking bridge, accessing Missoula Fresh Market or St. Patrick Hospital. Heading east on the trail system will lead you to Missoula’s vibrant downtown area and the University of Montana for sporting events, concerts or classes. The trail system will also lead you west to the Good Food Store or south to Southgate Mall for shopping. Also, nearby is Currents Aquatic Center, a children’s play area and the McCormick Park softball fields.

Silver Park, at the north end of Old Sawmill District is a 14.5-acre city park along the Clark Fork River and trail system. A timber-framed pavilion and a family picnic shelter are perfect for small gatherings and events. Combined with McCormick Park and Ogren Park it is now one of Missoula’s largest areas of city parks! Silver Park boat ramp is a great place to exit the Clark Fork after rafting or tubing. There are an additional 3.5 acres of common area and green-space throughout Old Sawmill District, which makes for a lot of room to turn your toes green or get your dog out to play.
The Polleys Name

Polleys Square is named after the founder of the original lumber mill on the Old Sawmill District site, Edgar Hovey Polleys, and his son, Edgar Garwood Polleys. E.H. Polleys brought his family to Missoula in the late 1890s or early 1900s and opened Polleys Lumber Company in 1910. His son left to attend high school and college in Nebraska where he earned a degree in forestry. After working for the Forest Service for a year, E.G. returned to Missoula in 1911 and joined his father in the family business. E.H. Polleys lost his right thumb in a saw accident.

A popular family story is that in the mid- to late 1920s, E.H. had a lot of cash in the bank and elsewhere. When the Depression hit, there was no demand for lumber and it was suggested to him that he either close or greatly cut back at the mill. His response to that was that the workers at the mill made him the money and he would keep it open and continue to pay them. He did, and at the end of the Depression they had a lot of lumber and little or no cash, but he had managed to keep everyone working.

For more information, contact:

Leslie Wetherbee | Realtor®
(406) 880-4537
LeslieW@Windermere.com
PolleysSquare.com

Images are for illustration purposes only and may be subject to change.
POLLEYS SQUARE™ C
AT OLD SAWMILL DISTRICT™

Call or e-mail for more information. Leslie Wetherbee | Realtor® | (406) 880-4537 | LeslieW@Windermere.com
DESIGN AMENITIES

- 9-foot ceilings in second and third floor condos
- 10-foot ceilings in first floor condos
- 11-foot ceilings in living areas in all condos on fourth floor
- Double-sinks in all Master Bathrooms
- Walk-in closets in all Master Bedrooms
- Gas fireplace included on fourth floor, optional on third floor
- Gas ranges included on all floors
- Gas line to deck for barbecues included on all floors
- Individual storage units for each condo
- Individual deck for each condo
- Atrium-style entry that is completely open to the ceiling on the fourth floor
- Large windows at the end of the corridors that will bring a lot of natural light
- Open stairway at the east end of the building (half-wall)
- Enhanced sound protection between units (walls and floor), STC 50+
- Elevator access to all floors and parking garage
- Secure underground private parking for most units
- Secure keypad entrance

ELECTRICAL/DATA

- Media box in each unit for maximum data and cable flexibility
- One gigabyte fiber available (download and upload)
- Individual electric meters
- Parking garage is electric car charge compatible

MECHANICAL

- Energy efficient heat pump in each unit for heating and air conditioning
- High efficiency 40-gallon electric water heaters in each unit

ENERGY EFFICIENCY

- Extra insulation has been added to the walls and roof that exceed current energy codes for high energy efficiency (R-31 minimum wall)
- Double pane, low E glass windows and doors

APPLIANCES

- Washer and dryer in each unit
- Dishwasher
- Refrigerator
- Range
- Microwave/hood combination
- Garbage Disposal

EFFICIENCIES / GREEN FEATURES

ENVELOPE

- Energy Star Windows
- R-31 minimum wall insulation
- R-75 roof insulation
- Highly reflective roofing
- Operable windows for natural ventilation
- Third party inspection of walls and roof for air tightness

APPLIANCES

- Energy Star Refrigerator
- Energy Star Dishwasher
- Energy Star Washing Machine

PLUMBING

- Dual Flush Toilet
- WaterSense Faucets

MECHANICAL SYSTEMS

- Efficient heat pump heating and cooling
- Third Party inspection of mechanical units

MATERIALS

- 25% recycled content concrete (fly ash)
- 50% recycled content steel
- 50% recycled content Insulation
- 90% recycled content drywall
- Green Label Plus Carpet
- Kitchen Cabinet Manufacturer’s Association (KCMA) Certified cabinetry
- 0 VOC interior paint
POLLEYS SQUARE™ C
AT OLD SAWMILL DISTRICT™

Fourth Floor Plan

- UNIT C402
  - 1497sf
  - LIVING ROOM
  - DINING
  - UNIT C402
  - BEDROOM 10'-9"x9'-6"
  - MASTER BEDROOM 14'-0"x11'-6"
  - OFFICE 10'-9"x9'-0"
  - KITCHEN
  - CORRIDOR
  - MECH
  - ELEVATOR
  - PATIO 21'-9"x7'-6"

- UNIT C404
  - 1694sf
  - LIVING ROOM
  - DINING
  - UNIT C404
  - BEDROOM 9'-3"x15'-3"
  - MASTER BEDROOM 9'-6"x10'-3"
  - OFFICE 10'-9"x9'-0"
  - KITCHEN
  - CORRIDOR
  - MECH
  - ELEVATOR
  - PATIO 16'-9"x7'-6"

- UNIT C401
  - 1637sf
  - LIVING ROOM
  - DINING
  - UNIT C401
  - BEDROOM 10'-0"x12'-6"
  - MASTER BEDROOM 14'-9"x12'-3"
  - OFFICE 10'-9"x9'-0"
  - KITCHEN
  - CORRIDOR
  - MECH
  - ELEVATOR
  - PATIO 21'-9"x7'-6"

- UNIT C403
  - 1616sf
  - LIVING ROOM
  - DINING
  - UNIT C403
  - BEDROOM 9'-6"x13'-9"
  - MASTER BEDROOM 9'-8"x10'-3"
  - OFFICE 10'-9"x9'-0"
  - KITCHEN
  - CORRIDOR
  - MECH
  - ELEVATOR
  - PATIO 16'-9"x7'-6"

Floor plans and final design are subject to change.
POLLEYS SQUARE™ C
AT OLD SAWMILL DISTRICT™

UNIT C302
1497sf
LIVING ROOM
DINING
BEDROOM
10'-9"x9'-6"
MASTER BEDROOM
14'-0"x11'-6"
OFFICE
10'-9"x9'-0"
KITCHEN
CL
10'-6"x5'-6"
MECH
W/D
BATH
STAIR

UNIT C303
1694sf
LIVING ROOM
DINING
BEDROOM
10'-3"x8'-0"
MASTER BEDROOM
14'-9"x12'-3"
KITCHEN
CL
10'-0"x7'-3"
MECH
MECH
W/D
BATH
STAIR

UNIT C304
1616sf
LIVING ROOM
DINING
BEDROOM
9'-3"x15'-3"
MASTER BEDROOM
13'-9"x16'-3"
KITCHEN
CL
13'-3"x6'-9"
MECH
W/D
BATH
ELEVATOR

UNIT C301
1637sf
LIVING ROOM
DINING
BEDROOM
10'-0"x12'-6"
MASTER BEDROOM
13'-9"x16'-3"
KITCHEN
CL
10'-6"x5'-6"
MECH
MECH
W/D
BATH
STAIR

PATIO
21'-9"x7'-6"

PATIO
16'-9"x7'-6"

PATIO
16'-9"x7'-6"

PATIO
21'-9"x7'-6"

PATIO
21'-9"x7'-6"

PATIO
16'-9"x7'-6"

Floor plans and final design are subject to change.
## CLASSIC

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<tr>
<th>Area</th>
<th>Option Description</th>
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<td>Good quality vinyl, 3 color choices</td>
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<tr>
<td>LIVING AREAS</td>
<td>Good quality textured carpet &amp; pad, 2 texture choices, 3 color choices</td>
</tr>
<tr>
<td>BEDROOMS</td>
<td>Good quality textured carpet &amp; pad, 2 texture choices, 3 color choices</td>
</tr>
<tr>
<td>GUEST BATHROOM</td>
<td>Good quality vinyl, 3 color choices</td>
</tr>
<tr>
<td>MASTER BATHROOM</td>
<td>Good quality vinyl, 3 color choices</td>
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<tr>
<td>LAUNDRY</td>
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## PLUS

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<th>Option Description</th>
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<tr>
<td>ENTRY</td>
<td>Luxury vinyl tile, grouted, 3 color choices</td>
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<tr>
<td>KITCHEN/DINING</td>
<td>Luxury vinyl tile, grouted, 3 color choices</td>
</tr>
<tr>
<td>LIVING AREAS</td>
<td>Good quality textured carpet &amp; pad, 2 texture choices, 3 color choices</td>
</tr>
<tr>
<td>BEDROOMS</td>
<td>Good quality textured carpet &amp; pad, 2 texture choices, 3 color choices</td>
</tr>
<tr>
<td>GUEST BATHROOM</td>
<td>Luxury vinyl tile, grouted, 3 color choices</td>
</tr>
<tr>
<td>MASTER BATHROOM</td>
<td>Luxury vinyl tile, grouted, 3 color choices</td>
</tr>
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<td>LAUNDRY</td>
<td>Luxury vinyl tile, grouted, 3 color choices</td>
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## PREMIUM

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<td>ENTRY</td>
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<tr>
<td>KITCHEN/DINING</td>
<td>12&quot; x 24&quot; tile, 3 color choices</td>
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<tr>
<td>LIVING AREAS</td>
<td>Engineered wood floor, 3 color choices</td>
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<td>BEDROOMS</td>
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<td>12&quot; x 24&quot; tile, 3 color choices</td>
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<tr>
<td>MASTER BATHROOM</td>
<td>18&quot; x 18&quot; tile, 4 color choices</td>
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<td>LAUNDRY</td>
<td>12&quot; x 24&quot; tile, 3 color choices</td>
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## CABSINETS

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<tr>
<th>Option Description</th>
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<tbody>
<tr>
<td>WOOD SPECIES</td>
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<tr>
<td>Maple (HomeCrest, GBC Line)</td>
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<td>Finish</td>
</tr>
<tr>
<td>3 color options</td>
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<tr>
<td>Door Style</td>
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<tr>
<td>Laurel</td>
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<td>Construction</td>
</tr>
<tr>
<td>Vinyl drawer finish</td>
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<td>Pulls</td>
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<td>Choice of 2 styles</td>
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## COUNTERTOPS

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<th>Option Description</th>
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<tbody>
<tr>
<td>Kitchen Countertops</td>
</tr>
<tr>
<td>P Laminate flat lay - FX 180 Series, 3 color choices</td>
</tr>
<tr>
<td>Kitchen Backsplashes</td>
</tr>
<tr>
<td>3/4&quot; P Laminate flat lay - FX 180 Series</td>
</tr>
<tr>
<td>Bathroom Countertops</td>
</tr>
<tr>
<td>P Laminate flat lay - FX 180 Series, 3 color choices</td>
</tr>
<tr>
<td>Bathroom Backsplashes</td>
</tr>
<tr>
<td>3/4&quot; P Laminate flat lay - FX 180 Series</td>
</tr>
</tbody>
</table>

Call or e-mail for more information. Leslie Wetherbee | Realtor® | (406) 880-4537 | LeslieW@Windermere.com

Effective 12.23.16; subject to change.
<table>
<thead>
<tr>
<th>CLASSIC</th>
<th>PLUS</th>
<th>PREMIUM</th>
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</thead>
<tbody>
<tr>
<td><strong>PLUMBING</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>KITCHEN SINKS</td>
<td>Topmount sink, stainless</td>
<td>Topmount sink, stainless</td>
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<tr>
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<td></td>
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<tr>
<td>BATHROOM SINKS</td>
<td>Drop-in sink, white</td>
<td>Drop-in sink, white</td>
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<tr>
<td>MASTER SHOWER</td>
<td>Fiberglass</td>
<td>Fiberglass</td>
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<td></td>
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<tr>
<td>MASTER SHOWER DOOR</td>
<td>None</td>
<td>Oil-Rubbed Bronze frame w/smooth, clear glass</td>
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<tr>
<td>GUEST BATHTUB/SHOWER</td>
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<td>FAUCETS</td>
<td>Chrome</td>
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<td><strong>APPLIANCES</strong></td>
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<tr>
<td>RANGE</td>
<td>GE® 30” Free-Standing Gas Range</td>
<td>GE® 30” Free-Standing Gas Convection Range</td>
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<tr>
<td>MICROWAVE/HOOD</td>
<td>GE® 1.6 Cu.Ft. Over-the-Range Microwave Oven</td>
<td>GE® Series 1.7 Cu.Ft. Over-the-Range Sensor Microwave Oven</td>
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<tr>
<td>DISHWasher</td>
<td>GE® Dishwasher with Front Controls</td>
<td>GE® Hybrid Stainless Steel Interior Dishwasher with Hidden Controls</td>
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<td>APPLIANCE PACKAGE COLOR</td>
<td>Choice of black or white</td>
<td>Choice of stainless, slate, black or white</td>
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<tr>
<td>WASHER/DRYER</td>
<td>GE Unitized Spacemaker® 3.2 DOE cu. ft. Washer &amp; 5.9 cu. ft. Electric Dryer</td>
<td>GE® ENERGY STAR® 4.3 DOE Cu. Ft. Capacity Frontload Washer &amp; GE® 7.5 cu. ft. capacity frontload dryer</td>
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<tr>
<td><strong>PAINT</strong></td>
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<tr>
<td>WALLS</td>
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<td>Color One</td>
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<tr>
<td>CEILING</td>
<td>Color One</td>
<td>Color One</td>
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<td><strong>DOORS/HARDWARE</strong></td>
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<tr>
<td>DOORS</td>
<td>Masonite, MDF 3-panel</td>
<td>Masonite, MDF 3-panel</td>
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<tr>
<td>HARDWARE</td>
<td>Schlage F-series</td>
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FINISH OPTIONS
Effective 12.23.16; subject to change.

Paint: Color One is Off-White. Accent colors are one wall in one room or all walls in one room.
## Pricing

<table>
<thead>
<tr>
<th>Floor</th>
<th>Unit #</th>
<th>Classic Price</th>
<th>Plus Price</th>
<th>Premium Price</th>
<th>Square Footage</th>
<th>Beds</th>
<th>Baths</th>
<th>Storage Unit</th>
<th>Parking</th>
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<td>1 PG</td>
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<td><strong>Fourth Floor</strong></td>
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<td>$570,400</td>
<td>1497</td>
<td>2 + Den</td>
<td>2</td>
<td>PG</td>
<td>2 PG</td>
</tr>
<tr>
<td></td>
<td>C403</td>
<td>$575,000</td>
<td>$591,100</td>
<td>$622,400</td>
<td>1694</td>
<td>3</td>
<td>2</td>
<td>PG</td>
<td>2 PG</td>
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<tr>
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<td>C404</td>
<td>$553,500</td>
<td>$569,600</td>
<td>$600,900</td>
<td>1616</td>
<td>3</td>
<td>2</td>
<td>PG</td>
<td>2 PG</td>
</tr>
</tbody>
</table>

1F = First Floor  
2F = Second Floor  
PG = Parking Garage  

There will be additional surface parking for all residents.

Gas Range and Gas Line to Deck included on all 4 floors.  
Gas Fireplace included on Fourth Floor.  
Third Floor Only: For Gas Fireplace option, add $9000.  
Additional Lighting Package Options available.  
Premium Appliance Package Options: Dual Fuel Range add $850.  
Stained hemlock trim is additional.

*C204 is ADA unit and is only available in the Premium Finish Option.