

Thank you for your interest in Salem Square Condominiums, we are happy to have you as you visit our beautiful courtyard community, and we are excited that you are considering joining the Salem Square family.

Originally built in the late 1960s, Salem Square Condominiums includes 92 units. Comprised of one – two – and three-bedroom units, built around two spacious courtyards. The property includes a pool and clubhouse and is adorned with beautiful landscaping. Located just one mile from the Ohio River and within walking distance of the Frankfort Avenue shopping area, Salem Square is one of Louisville's best kept secrets.

One of the most frequently asked questions is what really goes into the Salem Square condo fees that make them higher than other local condo communities. We feel strongly that when you really break down the numbers, you will see that Salem Square is not only an excellent value for your money, but an even better deal than other area condos.

Effective July 01, 2021, Salem Square condo fees are:

Unit Type	Fee Per Month
A	\$297
B	\$339
C	\$379
D	\$390
E	\$519

If you are not certain of which unit type, you are looking at, feel free to contact your realtor or Salem Square at 502-893-2885 and we would be happy to help you figure it out.

Included in your Condo Fee:

Air Conditioning

Club House Rental

Electricity

External Maintenance(including balconies and patios)

Heating

Grounds Keeping

Master Insurance

Part-time Maintenance Staff

Pool

Recycling(excludes glass)

Secured, discounted coin-laundry(some units have washer/dryer hookups)

Secured Storage Space

Security(CCTV)

Sewage

Two Dog Parks

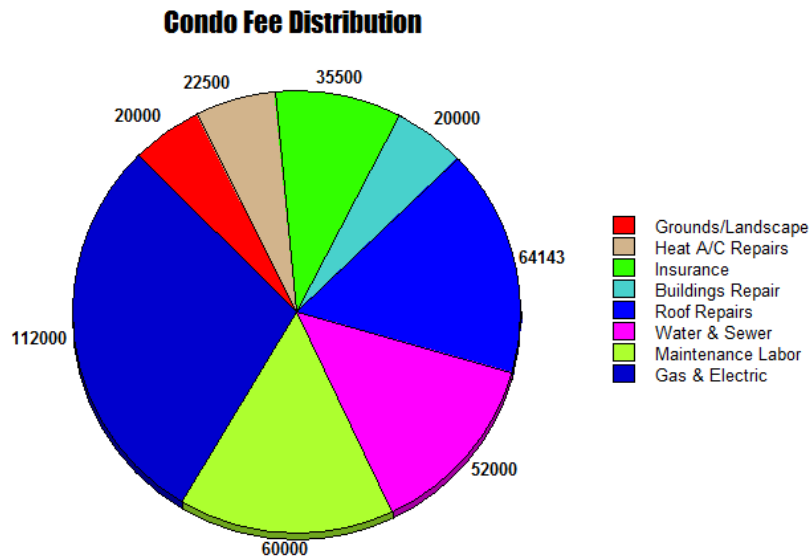
NOT included in your condo fee:

Television

Internet

Telephone

As you see on other page, condo fees include all utilities. This is the reason our fees are higher than many other local condos, as we offer an all inclusive, consistent, and predictable approach while other condos cover only a fraction of utilities, if any. This model also allows Salem Square to limit assessments(extra fees for large projects, like installing new roofing) to rare occasions, meaning you won't be hit with any surprises as a member of our community. You'll also find that our association is proactive instead of reactive -ensuring your quality of living is as high as possible.



1. Gas & Electric cost include heating and air conditioning.
2. Salem Square believes in continuously upgrading and repairing our property to ensure our residents experience the highest quality of living possible. Major repairs may include but are not limited to buildings, plumbing, A/C, and roof repairs. For example, if our property experiences a water leak, we will upgrade pipe instead of only focusing on leak. This will decrease costs in future.
3. Miscellaneous expenses include supplies, legal fees, and independent auditing. These services ensure Salem Square is being run legally, efficiently, and protects all co-owners from theft and waste.