



OFFERING PACKAGE

Timbercreek Estates

Unique Home Sites

For more information, please contact:

Gord Meuser

519-324-1980

gmeuser@gordmeuserdesign.com

timbercreekestates.ca

Timbercreek Estates is comprised of 75 lots on 50 acres in the Town of Kingsville. This unique development offers large single family lots close to amenities and tucked away beside a Provincially designated, protected ravine leading to Lake Erie. This protected Valleyland borders the eastern side of the entire development. Existing lake front and lake view residential uses are to the south and west. To the north are the Chrysler Canada Greenway and the Pelee Island Winery. The Greenway is a well maintained multi-use trail for walking or biking to Windsor or to Colasanti's in Ruthven with links to a County wide biking network. Shopping is a short walk away via the Greenway or the sidewalks available on both sides of all streets within Timbercreek. Pelee Island Winery's warehouse serves as a buffer from traffic noise as well as the operations of the Winery itself. The entire roof of the new warehouse structure is covered with solar collectors and tied to the electrical grid.

The centerpiece of Timbercreek is a storm water management pond. This community accessible facility includes a pedestrian path around the perimeter that leads to an acre of parkland. Since being created in 2012, the landscaped pond area has attracted various birds and frogs, cattails and dragonflies. The trees planted on the rolling ground will be a source for shade when taking a break from the walk. This past winter the neighbours cleared the big pond for a skating rink. The shinny teams will only get bigger.

Rich in history and Victorian era architecture. Kingsville is nestled along the north shore of Lake Erie and enjoys an ideal growing climate for a diverse agricultural economy. With great schools, cultural, recreational and medical facilities, it is the perfect community to raise a family, or enjoy retirement. Ranging from physical activities, such as organized sports, walking, hiking, biking, golf, curling, boating, beach, parks and lakefront activities, to great shopping, Kingsville has a lot offer. You can enjoy exceptional restaurants and wineries throughout the area, as well as the fresh taste of summer from the many roadside stands. Kingsville is also the launching point for adventures to Pelee Island and Sandusky, Ohio via a regular ferry service shared with Leamington.

Simply put, Timbercreek in Kingsville has it all.



SITE CRITERIA

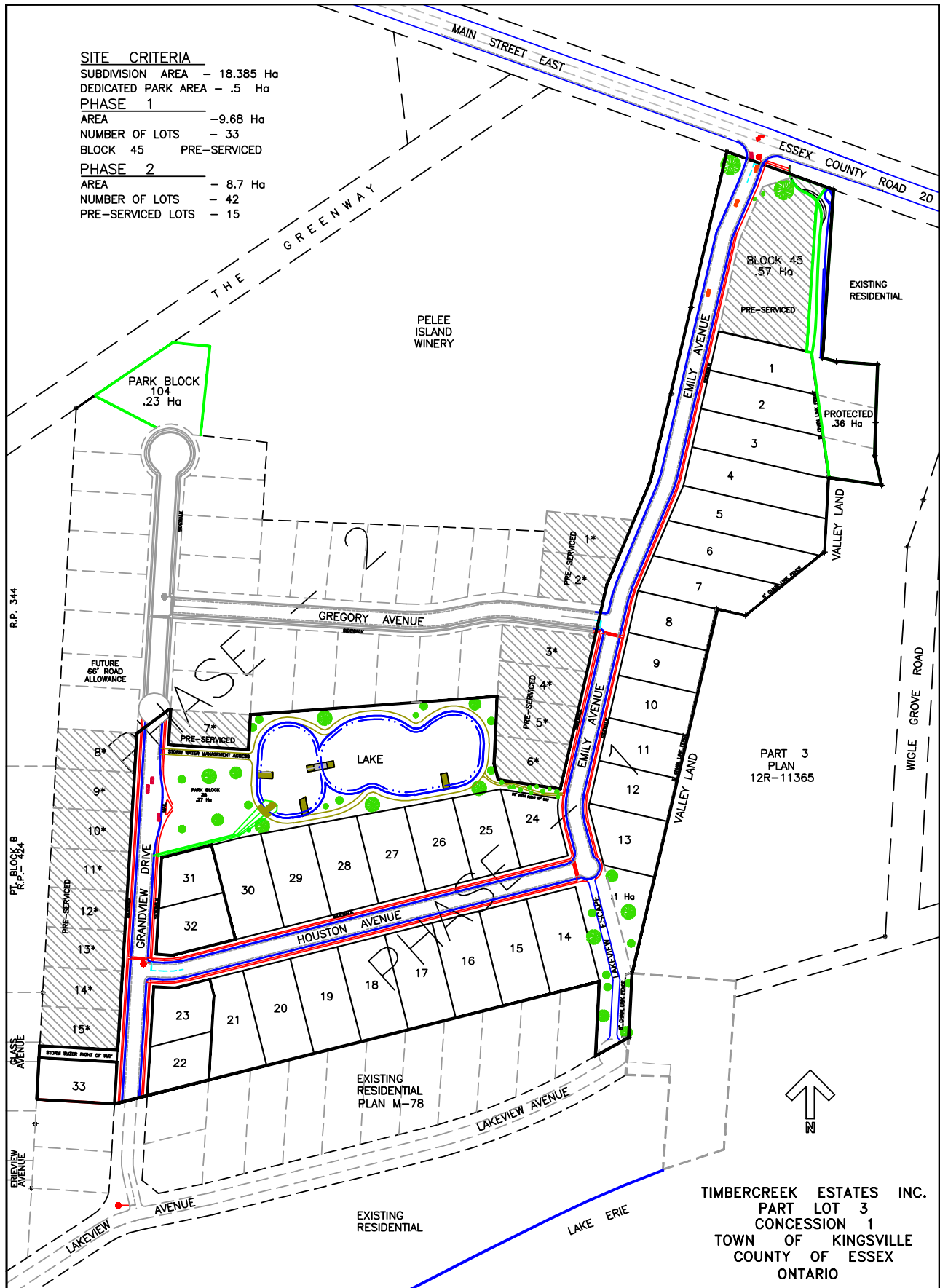
SUBDIVISION AREA - 18.385 Ha
DEDICATED PARK AREA - .5 Ha

PHASE 1

AREA - 9.68 Ha
NUMBER OF LOTS - 33
BLOCK 45 PRE-SERVICED

PHASE 2

AREA - 8.7 Ha
NUMBER OF LOTS - 42
PRE-SERVICED LOTS - 15



Timbercreek Estates - 2020

Phase 1 Home Site Price List (excluding H.S.T.)

<u>Lot #</u>	<u>Street</u>	<u>Width (ft)</u>	<u>Depth (ft)</u>	<u>Depth (ft)</u>	<u>Price</u>
1	Emily Avenue	88.16	200.00	228.48	Free
2	Emily Avenue				SOLD
3	Emily Avenue	84.02	261.09	281.13	\$179,900.00
4	Emily Avenue	73.46	281.13	301.87	\$181,900.00
5	Emily Avenue				SOLD
6	Emily Avenue				SOLD
7	Emily Avenue				SOLD
8	Emily Avenue				SOLD
9	Emily Avenue				SOLD
10	Emily Avenue				SOLD
11	Emily Avenue				SOLD
12	Emily Avenue				SOLD
13	Emily Avenue				SOLD
14	Houston Avenue				SOLD
15	Houston Avenue				SOLD
16	Houston Avenue				SOLD
17	Houston Avenue				SOLD
18	Houston Avenue				SOLD
19	Houston Avenue				SOLD
20	Houston Avenue				SOLD
21	Houston Avenue				SOLD
22	Grandview Drive				SOLD
23	Grandview Drive				SOLD
24	Houston Avenue	100.00	192.39	197.77	\$165,900.00
25	Houston Avenue				SOLD
26	Houston Avenue				SOLD
27	Houston Avenue				SOLD
28	Houston Avenue				SOLD
29	Houston Avenue				SOLD
30	Houston Avenue				SOLD
31	Grandview Drive				SOLD
32	Grandview Drive				SOLD
33	Grandview Drive				SOLD



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