

# SERENITY, CONVENIENCE &

## TIMBER KNOLL PLAT 2

*West Des Moines, Iowa*

# *Luxury*

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*The*  
**PRESERVE**



# A HIDDEN *gem* WHERE NATURE MEETS *neighborhood*

*Discover the Preserve, where your dream home can be nestled between natural prairie and preserved woodlands. This exclusive neighborhood offers a stunning mix of rolling hills, flat prairies, tranquil ponds, and conservation land. Enjoy the peaceful serenity of a rural homestead, all just 5 minutes away from the abundant amenities of West Des Moines.*



- West Des Moines address
- Van Meter School District
- City water & sewer
- High-speed internet availability
- Bring your own builder

- Walkout, daylight & standard lot opportunities
- Proximity to shopping, dining & entertainment
- Convenient access to major highways & interstates

- Walking trails & recreational areas nearby
- Protective covenants to maintain property values
- Scenic views of rolling hills & natural landscapes

- Quiet, family-friendly neighborhood
- Thoughtfully designed community layout with ample green space



PLAT 1

**SOLD**

**SOLD**

13  
0.26 AC.

12  
0.57 AC.

SW WILD BERGAMOT DRIVE

**PENDING**

10  
0.29 AC.

**SOLD**

1  
0.36 AC.

2  
0.36 AC.

3  
0.37 AC.

4  
0.38 AC.

**SOLD**

6  
0.38 AC.

7  
0.38 AC.

8  
0.38 AC.

SW GRAND PRAIRIE PARKWAY

PLAT 2

PLAT 3





TIMBER KNOLL PLAT 2 AVAILABILITY

LOT	STREET ADDRESS	DETAIL	LOT PRICE	ACRES
1	3834 SW Meadow Rose Ave	standard	\$140,000	0.36
2	3846 SW Meadow Rose Ave	standard	\$140,000	0.36
3	3858 SW Meadow Rose Ave	standard	\$140,000	0.37
4	3870 SW Meadow Rose Ave	standard	\$140,000	0.38
6	3894 SW Meadow Rose Ave	standard	\$140,000	0.38
7	3906 SW Meadow Rose Ave	standard	\$140,000	0.38
8	3918 SW Meadow Rose Ave	standard	\$140,000	0.38
10	10534 SW Wild Bergamot Dr	standard	\$140,000	0.29
11	10546 SW Wild Bergamot Dr	standard	PENDING	0.31
12	3875 SW Meadow Rose Ave	daylight	\$175,000	0.57
13	3863 SW Meadow Rose Ave	daylight	\$150,000	0.26







# TIMBER KNOLL

*The*

# PRESERVE



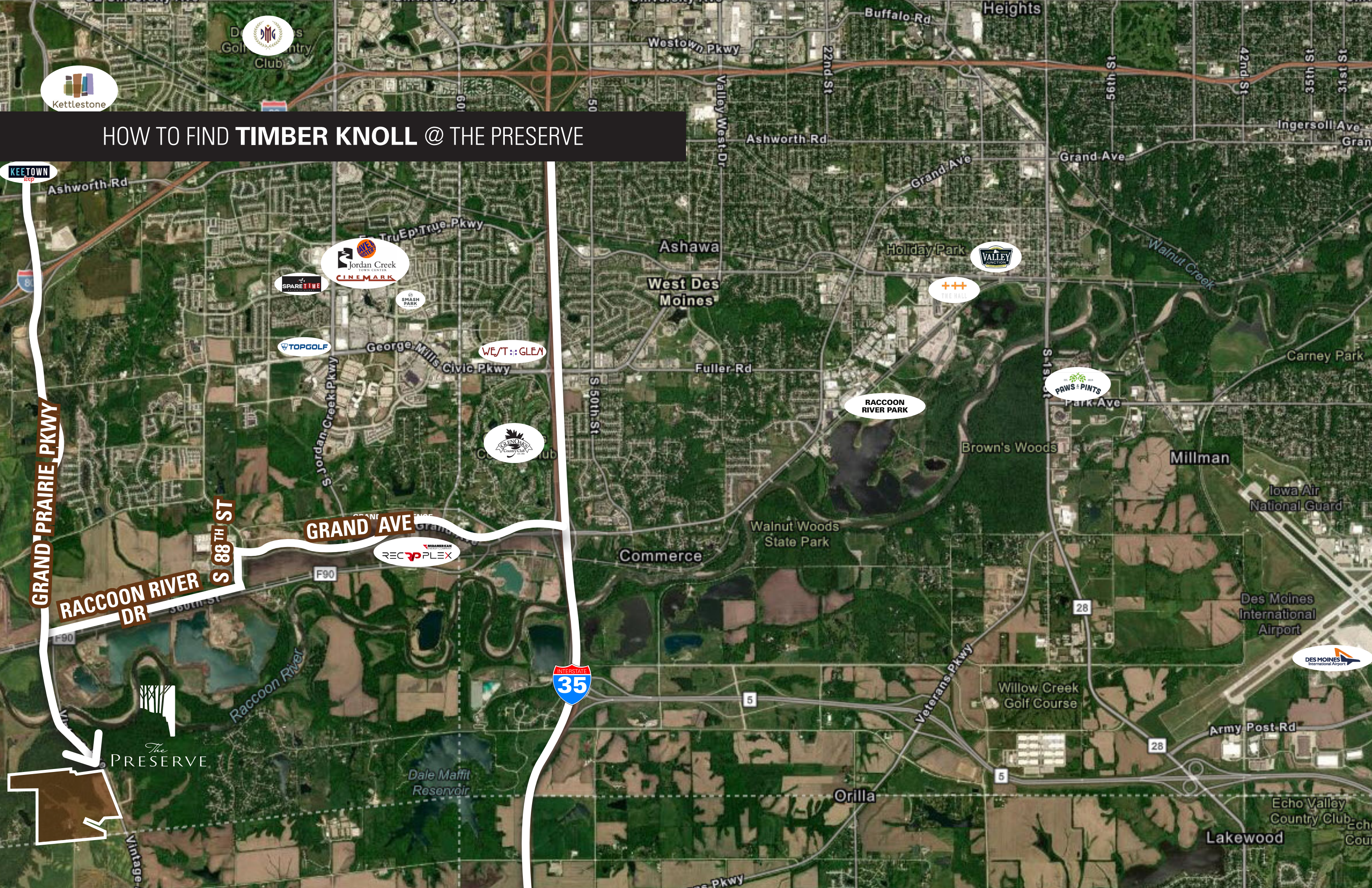
SW MEADOW ROSE POINT

SW GRAND PRAIRIE PARKWAY

SW MEADOW ROSE AVENUE

SW WILD BERGAMOT DRIVE





# HOW TO FIND **TIMBER KNOLL @ THE PRESERVE**

KEETOWN  
loop

GRAND PRAIRIE PKWY

RACCOON RIVER DR

S 88TH ST

GRAND AVE

S Jordan Creek Pkwy



WEST GLEN



28

28

Willow Creek Golf Course

Army Post Rd

Echo Valley Country Club

Lakewood

Des Moines International Airport

Millman

Brown's Woods

Walnut Woods State Park

Commerce

West Des Moines

Ashawa

Fuller Rd

Ashworth Rd

Valley West Dr

Westown Pkwy

Buffalo Rd

Heights

Ingersoll Ave

42nd St

1st 4th St

35th St

31st St

28

5

5

Orilla

Veterans Pkwy

Vintage



The PRESERVE

Dale Maffit Reservoir

Raccoon River

28

5

5

Orilla

Veterans Pkwy

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Millman

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**KNAPP**  
PROPERTIES

**JSC**