

## TIMBERLINE *village*



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# welcome to TIMBERLINE VILLAGE

Urbandale, Iowa

*Urbandale's newest luxury residential community. Ideally located adjacent to Des Moines Christian School, Timberline Village offers a rare collection of exclusive homesites, many backing to mature trees, serene creek views, and private cul-de-sacs. This development brings Quail Ridge Drive to completion with a quiet cul-de-sac setting, offering a seamless connection to the existing neighborhood. Thoughtfully designed and perfectly situated, Timberline Village is where elegance and convenience come together.*



## **TIMBERLINE VILLAGE AVAILABILITY**

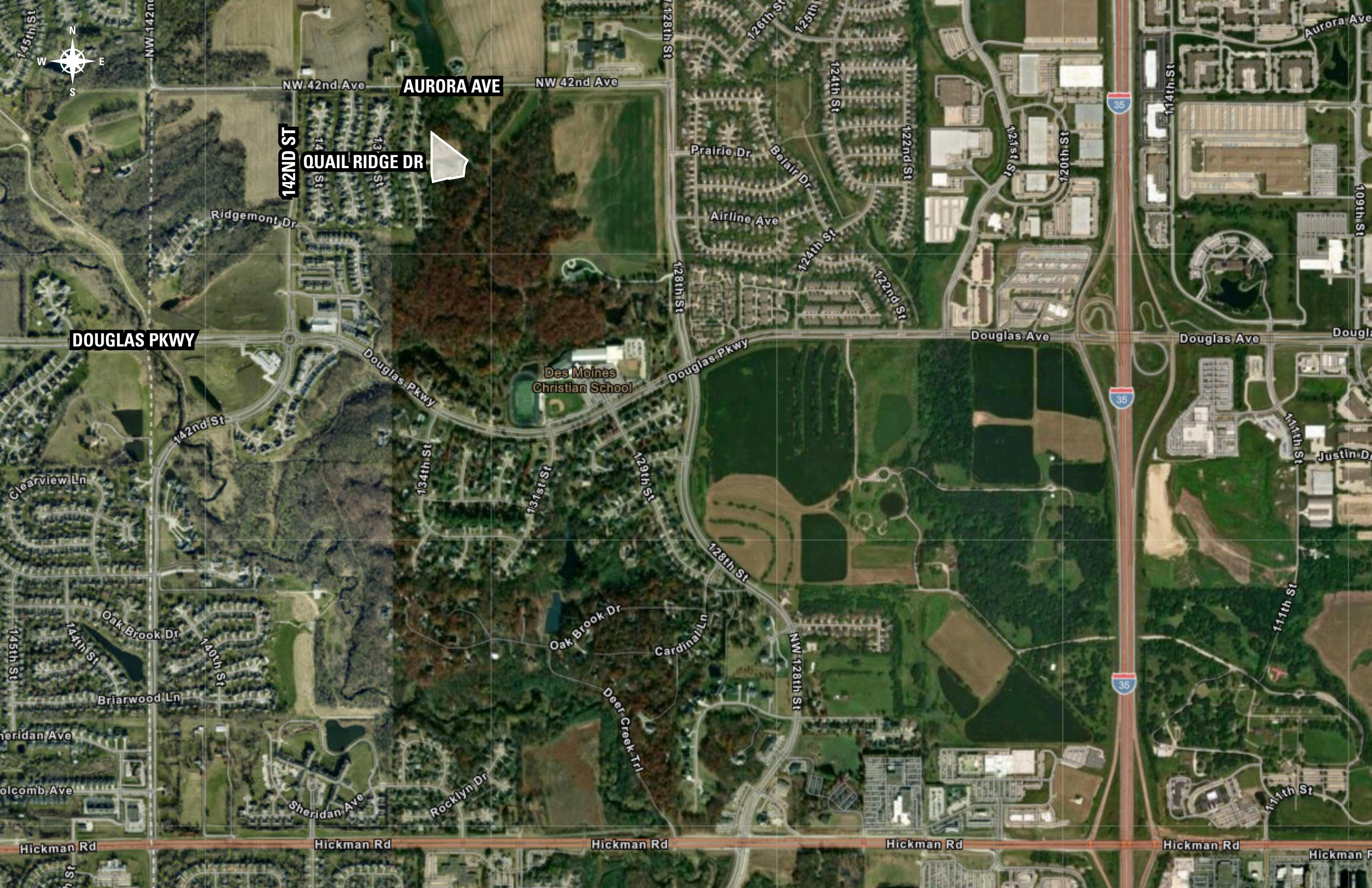


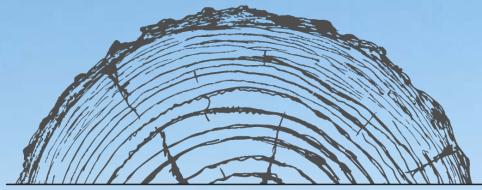
| LOT | DETAIL              | LOT PRICE      | ACRES |
|-----|---------------------|----------------|-------|
| 1   | standard / daylight | \$340,000      | 0.94  |
| 2   | standard / daylight | \$340,000      | 0.76  |
| 3   | daylight            | <b>PENDING</b> | 0.58  |
| 4   | standard            | \$300,000      | 0.41  |
| 5   | standard            | \$300,000      | 0.36  |
| 6   | standard            | \$325,000      | 0.54  |
| 7   | daylight            | <b>PENDING</b> | 0.67  |
| 8   | standard            | \$300,000      | 0.68  |

# WHY YOU'LL *love* LIVING HERE

LUXURY LIVING, PERFECTLY SITUATED LOCATION

- Adjacent to **Des Moines Christian School**
- Quick access to **I-35/80 & Highway 141** for an easy commute anywhere in the metro
- **Rare opportunity** to build in one of Urbandale's **most desirable communities**
- Exclusive homesites backing to **mature trees** for **privacy** & natural beauty
- Select lots feature serene **creek views** & **quiet cul-de-sac** settings
- Within the highly regarded Urbandale School District
- Close to **parks, trails** & recreational amenities for an active lifestyle
- Minutes from retail, dining & entertainment in Urbandale, Johnston, West Des Moines & Waukee
- Convenient location in the heart of the metro





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