



*The*  
Bluffs  
*at*  
BLUE  
Heron Lake

*Live Well.  
Live Here!*

*Enjoy*

## THE BENEFITS of The Bluffs...



*The Entrance.* Enter the Bluffs on Blue Heron Trace, a 400 feet boulevard featuring lavish landscaping and elegant entrance monuments illuminated with the charm of old world lighting. All who enter will sense the pride of ownership, warmth, and welcome of the residents of The Bluffs, an upscale planned unit development.

*The Roundabout.* After the grand entry, family, friends and guests will encounter in the first roundabout a palatial operating fountain imported from Italy. Crafted from beautiful white carved Vicenza stone, the 20 ton fountain stands over 18 feet tall with a pool nearly 30 feet wide. Crowned with a beautiful maiden supported by a bevy of birds, sea nymphs riding mythological beasts spout water against an octagonal shaft which supports the acanthus and rosette decorated bowl.

*Blue Heron Lake.* All residents of The Bluffs will appreciate a perpetual license to use the waters of Blue Heron Lake, the largest private lake in Grant County.

*Infrastructure.* All homes in The Bluffs will be connected to public water and sewer facilities. Other available utilities include gas, electricity and cable TV. The private streets throughout the main development are curbed and 28 feet in width.

- Ⓢ Custom Built Estate Homes
- Ⓢ Exclusive Home Covenants
- Ⓢ Low Maintenance Custom Villa Homes
- Ⓢ Available Lots with Lake or Nature Views
- Ⓢ Automatic Lawn Sprinkler System
- Ⓢ Public Water and Sewer Utilities
- Ⓢ Protective Building Standards
- Ⓢ Lake Access for Residents
- Ⓢ Enter The Bluffs - and listen to the quiet



### *Home Owners Association-Covenants:*

Detailed covenants control the development and use of residential sites; and are designed to enhance and protect the property values within The Bluffs. All owners will be members of THE BLUFFS AT BLUE HERON LAKE ASSOCIATION, INC. and will have a meaningful voice in the operation of association activities and preservation of property values.

*Real Estate Taxes:* The Bluffs is located in Washington Township, Grant County and all lots in the development are taxed at significantly lower county rates.

### VILLAS

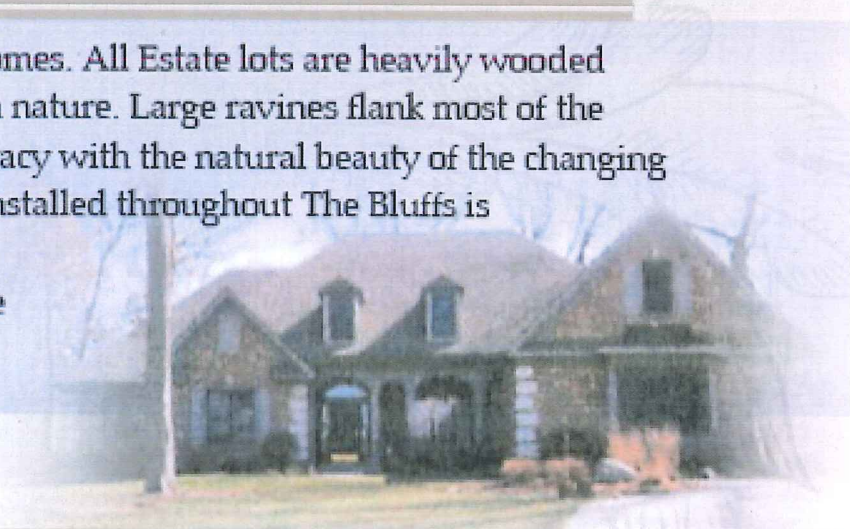
Ⓢ As a Villa owner you can put your worries aside. No more lawn care, no more snow removal, all provided by the Homeowners Association.

Ⓢ Villa's and Homes. Washington Township tax rate (approx. 50% less than city rates)

Ⓢ The Villa's are sized from 1600-1800 square feet to over 4000 feet. All Villa owners receive express warranties and will be insured by the "2-10 Home Buyer Warranty Program."

## ESTATES - Homes

• The Estates, designed for larger homes. All Estate lots are heavily wooded and invite a marriage of prestige with nature. Large ravines flank most of the Estate lots, promising serenity of privacy with the natural beauty of the changing seasons. A master irrigation system installed throughout The Bluffs is conveniently available for connection to all Estate lots. Choose your favorite house plan for custom construction.



Call: 765/243-0731

[www.bluffsatblueheron.com](http://www.bluffsatblueheron.com)

- For more information, (including all specifications) Call Chuck Herriman at : 765/664-7307 (work); 765/664-3649 (home); 765/243-0731 (cell) or email at: [cherriman@shshlaw.com](mailto:cherriman@shshlaw.com)
- Broker Participation Invited