

# HOUSING GUIDE



**HERON**  
LAKE



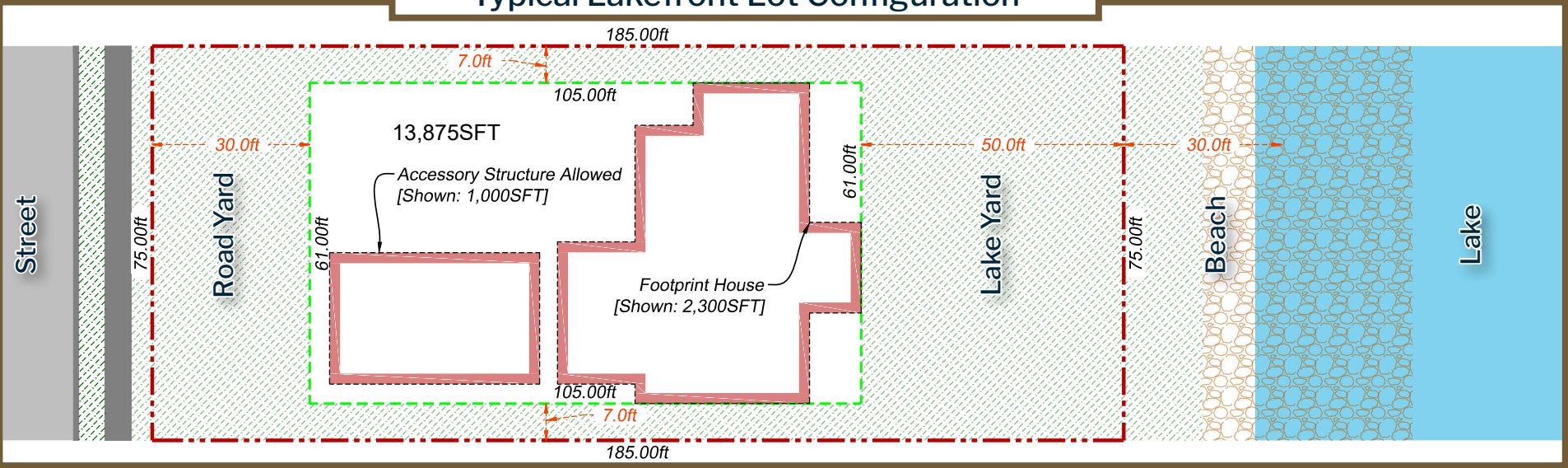
# Springs



With a variety of house orientations, the Springs is exactly what you're looking for if you want options. You get to determine what kind of view you want to wake up to in the morning and what view you say goodnight to at the end of the day. All lots are located along the southwest portion of the lake.



Typical Lakefront Lot Configuration



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## Wooded Views

Not only do you get to enjoy beautiful views of the wooded Cedar Creek corridor, you also get to enjoy a view highlighted by beautiful sunrises and colorful sunsets. Enjoy a view that you can enjoy every day of the year.

## Clubhouse & Marina Access

You get to enjoy all the benefits of Heron Lake within close proximity to your beautiful home. Lots within the Springs are the closest lakefront lots to the Vineyards Clubhouse and Spring Marina, so you'll be able to enjoy these residential amenities all year.

## Live Work Play

The Heron Lake community is designed just for you. Enjoy your home without travelling far for work or play. Everything you'll ever need to enjoy life is available right here.

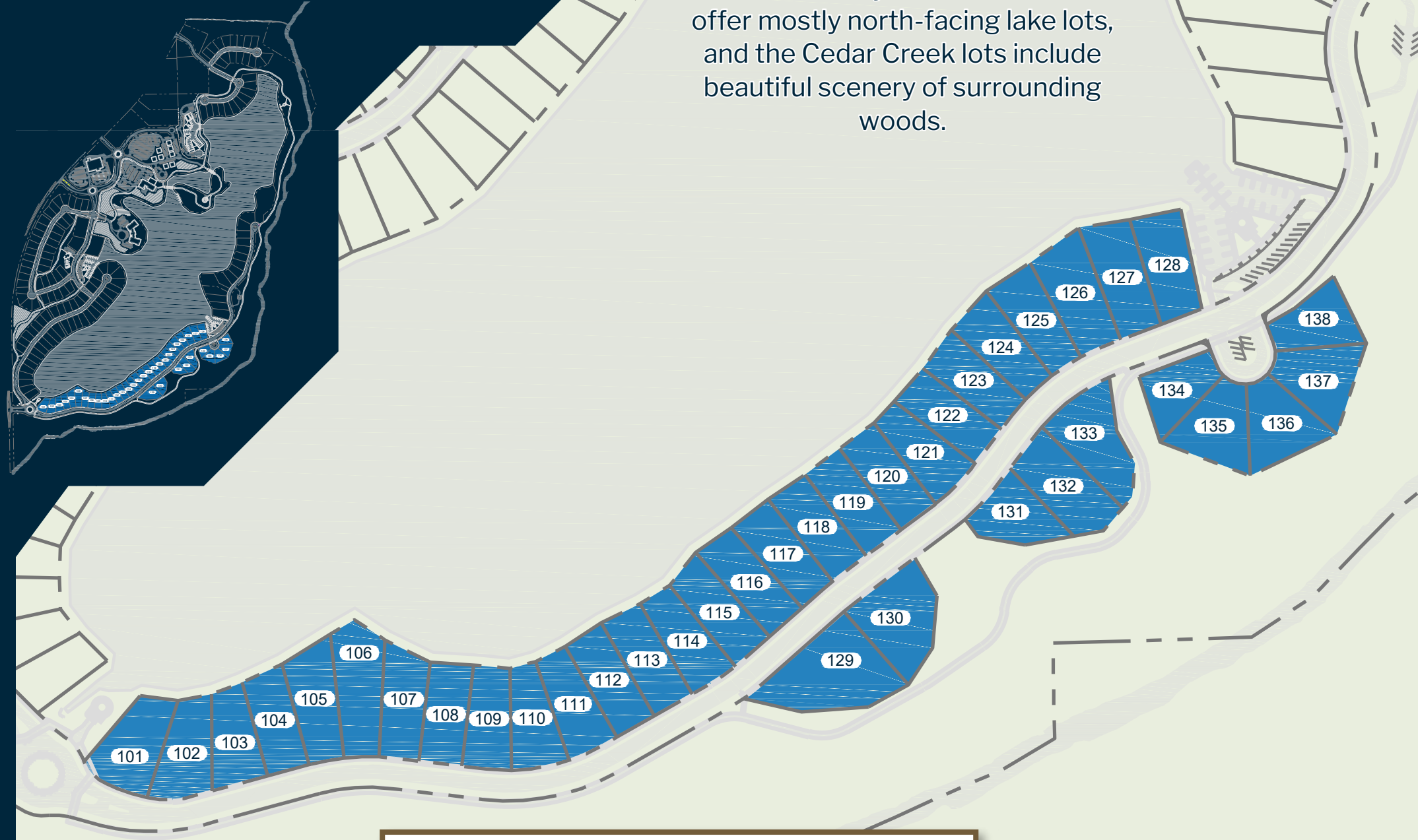
Typical Lot Size:	75ft x 185ft [0.32 Acres]
Total Lots:	44
Walking Time to Island:	15 minutes
Marina:	Springs

## Quick Facts

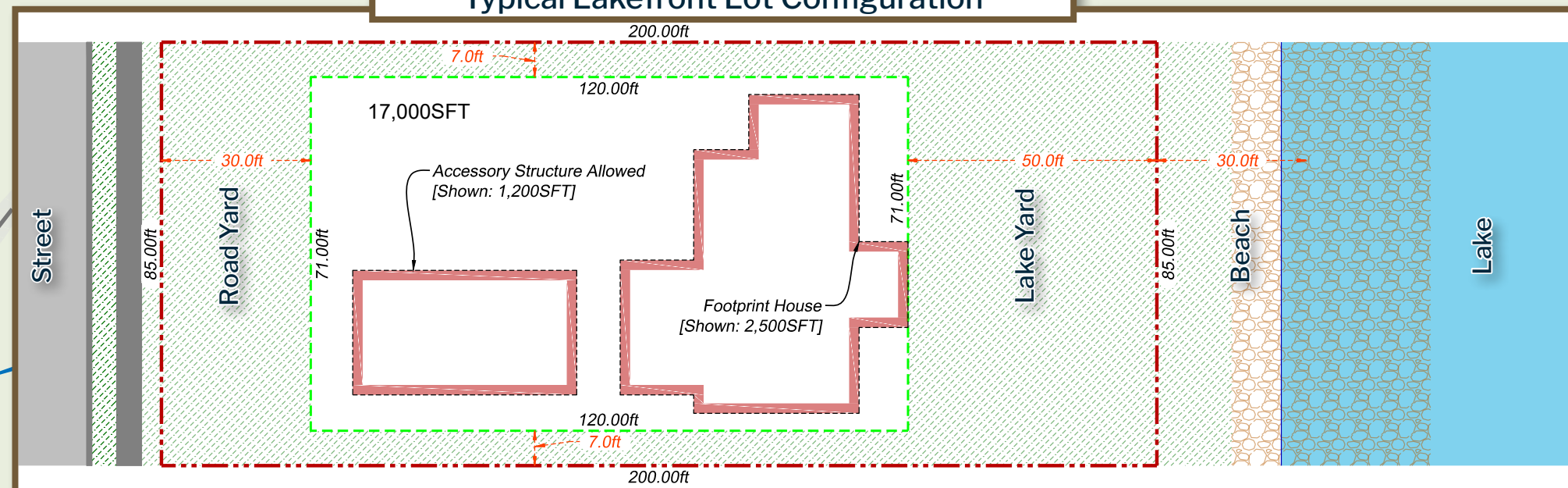


# Estates

Peace and quiet is available to you with a lot in the Estates, while still giving you the convenience of community life. The Estates offer mostly north-facing lake lots, and the Cedar Creek lots include beautiful scenery of surrounding woods.



Typical Lakefront Lot Configuration



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## North Views

Enjoy a picturesque full-lake vantage point from your home. Don't worry about missing spectacular sunset vistas! The Estates offer views that you will be able to enjoy year-round.

## Trail & Marina Access

Lots located in the Estates directly connect you to the extensive Heron Trail. These lots also have ready access to the Cedar Marina, available only to residents.

## Live Work Play

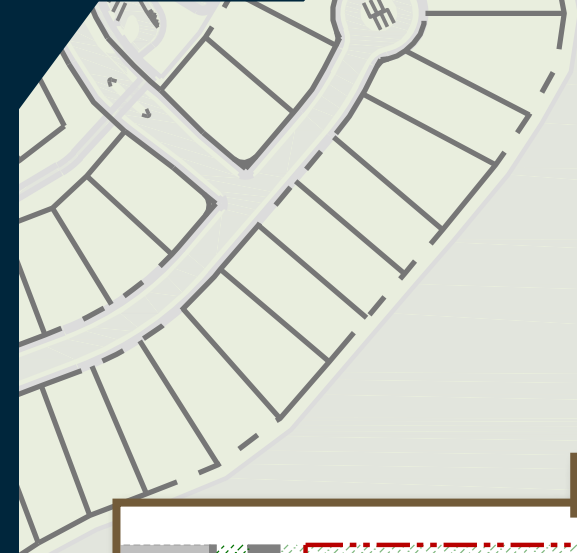
The Heron Lake community is designed just for you. Enjoy your home without travelling far for work or play. Everything you'll ever need to enjoy life is available right here.

Typical Lot Size:	85ft x 200ft [0.39 Acres]
Total Lots:	38
Walking Time to Island:	25 minutes
Marina:	Cedar

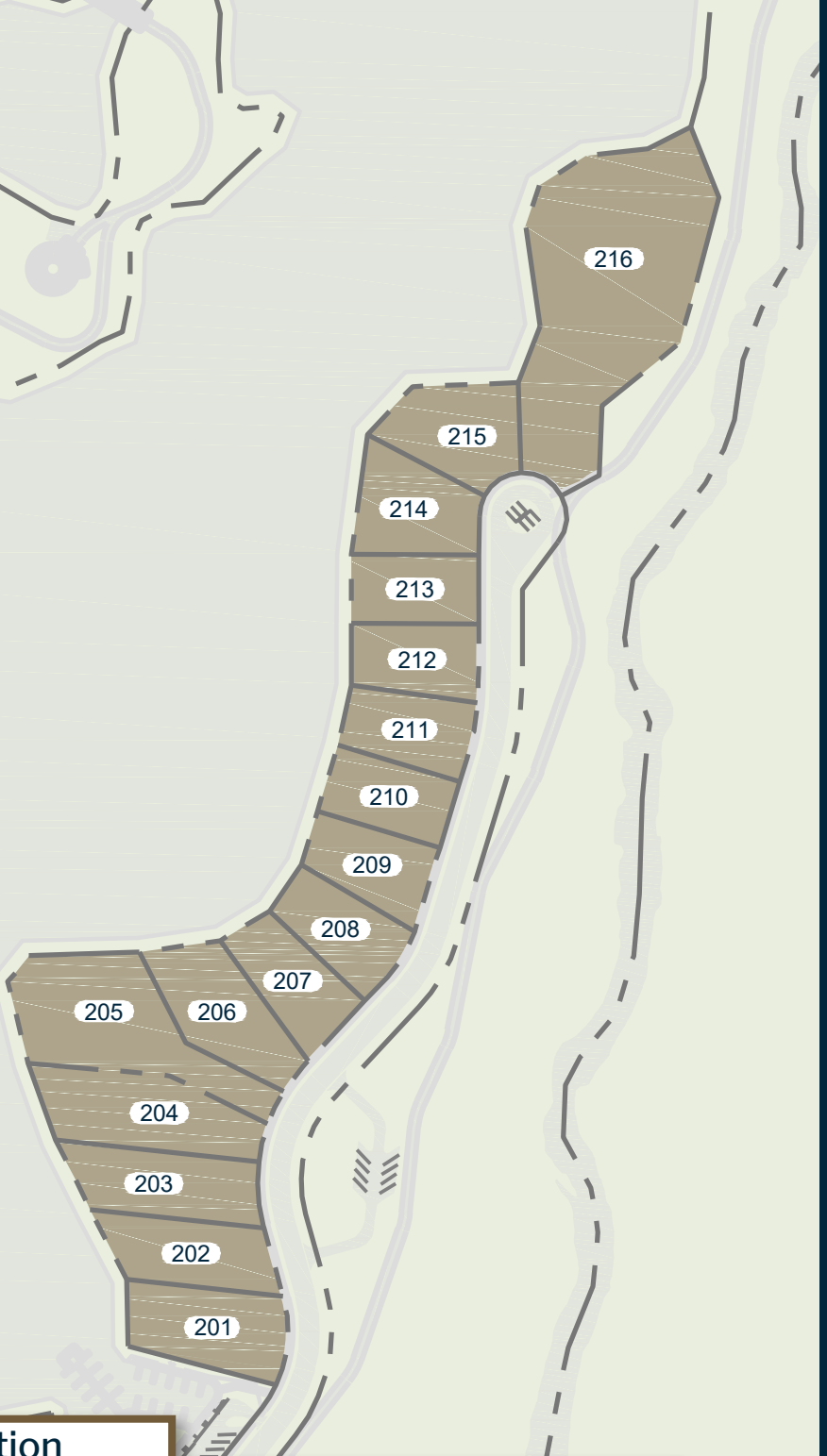
## Quick Facts



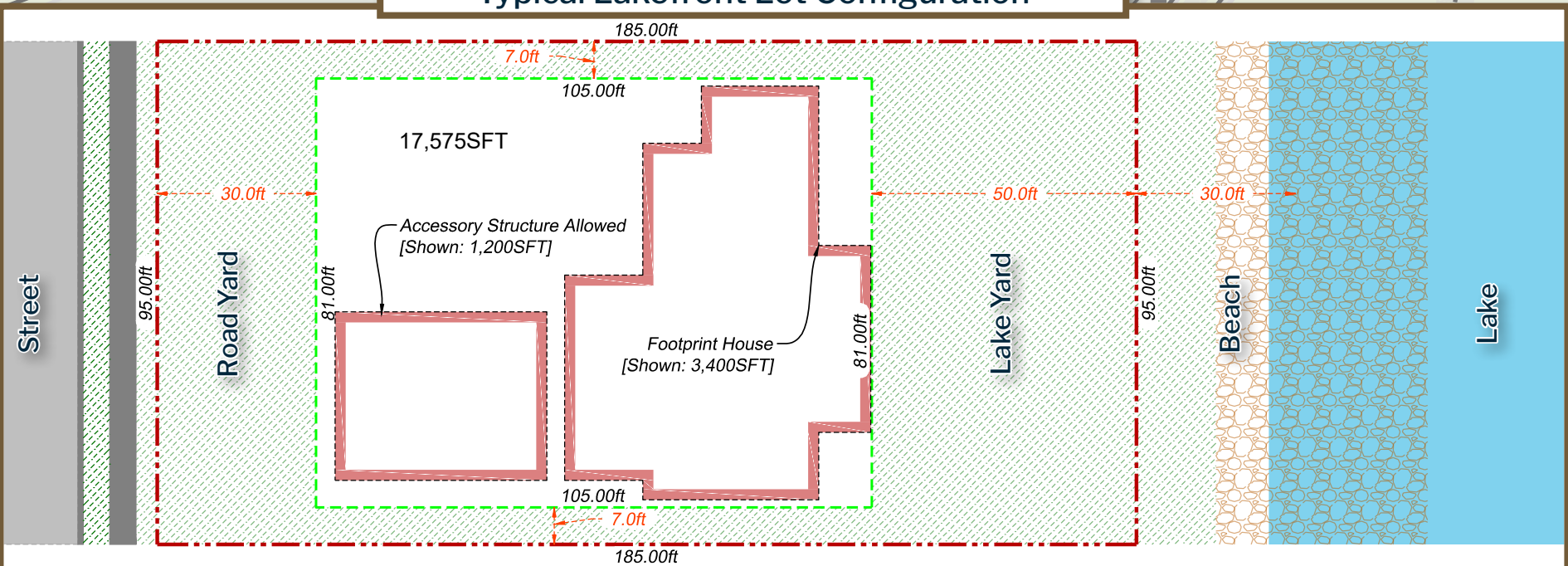
# Bluffs



You can experience the most secluded place on Heron Lake by choosing a lot in the Bluffs. These lots offer suitable height to accommodate traditional, multi-level lake houses. Located along the eastern shore of the lake, you will still have close access to the Cedar Marina and Wilson Park while enjoying your privacy.



Typical Lakefront Lot Configuration



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## Lake Views

Enjoy an unbelievable view of Heron Lake right from your home. The Bluffs allow you to see Heron Lake in its entirety, as well as a natural backdrop of Cedar Creek.

## Trail & Marina Access

The Bluffs offer private residential access to the Cedar Marina and Heron Trail, as well as Wilson Park. You can enjoy a quiet life while still being close to some of Heron Lake's best amenities.

## Live Work Play

The Heron Lake community is designed just for you. Enjoy your home without travelling far for work or play. Everything you'll ever need to enjoy life is available right here.

Typical Lot Size:	95ft x 185ft [0.40 Acres]
Total Lots:	16
Walking Time to Island:	25 minutes
Marina:	Cedar

## Quick Facts



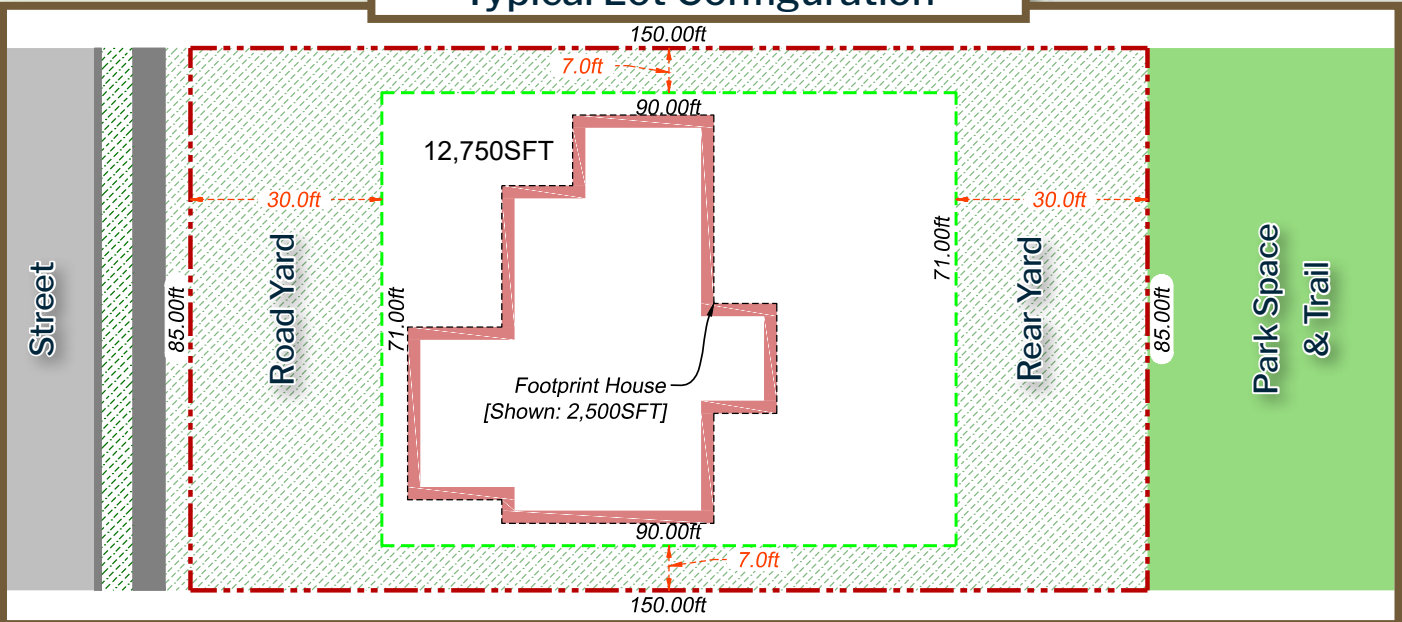
# Vineyards



You'll enjoy the convenience of all the amenities of Heron Lake with the lots available in the Vineyards. These lots are non-lakefront, varying orientation, and closest to the Clubhouse and Springs Marina.



Typical Lot Configuration



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## Community

The Vineyards allows you to be right at the heart of the community. You'll find yourself right in the middle of the best amenities and conveniences Heron Lake has to offer.

## Clubhouse & Marina Access

The Vineyards lots are the closest non-lakefront lots to the Vineyards Clubhouse and Springs Marina. Use this proximity to fully enjoy the resident amenities.

## Live Work Play

The Heron Lake community is designed just for you. Enjoy your home without travelling far for work or play. Everything you'll ever need to enjoy life is available right here.

Typical Lot Size:	85ft x 150ft [0.29 Acres]
Total Lots:	41
Walking Time to Island:	10 minutes
Marina:	Springs

## Quick Facts



# Reserva



Experience lake life in a modern way. The Reserva is a townhouse option, situated along the west shore. Reimagine your idea of the lake house with one of these lots, all with stunning views.

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## Stunning Views

The Reserva townhouses offer you a panoramic view that cannot be beat. A private upper-level balcony gives you an extensive view that extends from the Winery all way to the south end of the lake.

## Clubhouse & Marina Access

The benefits of community life are closer than you think. With the Clubhouse located just across the street and the Springs Marina right next to your home, you won't need to walk far to enjoy the amenities

## Live Work Play

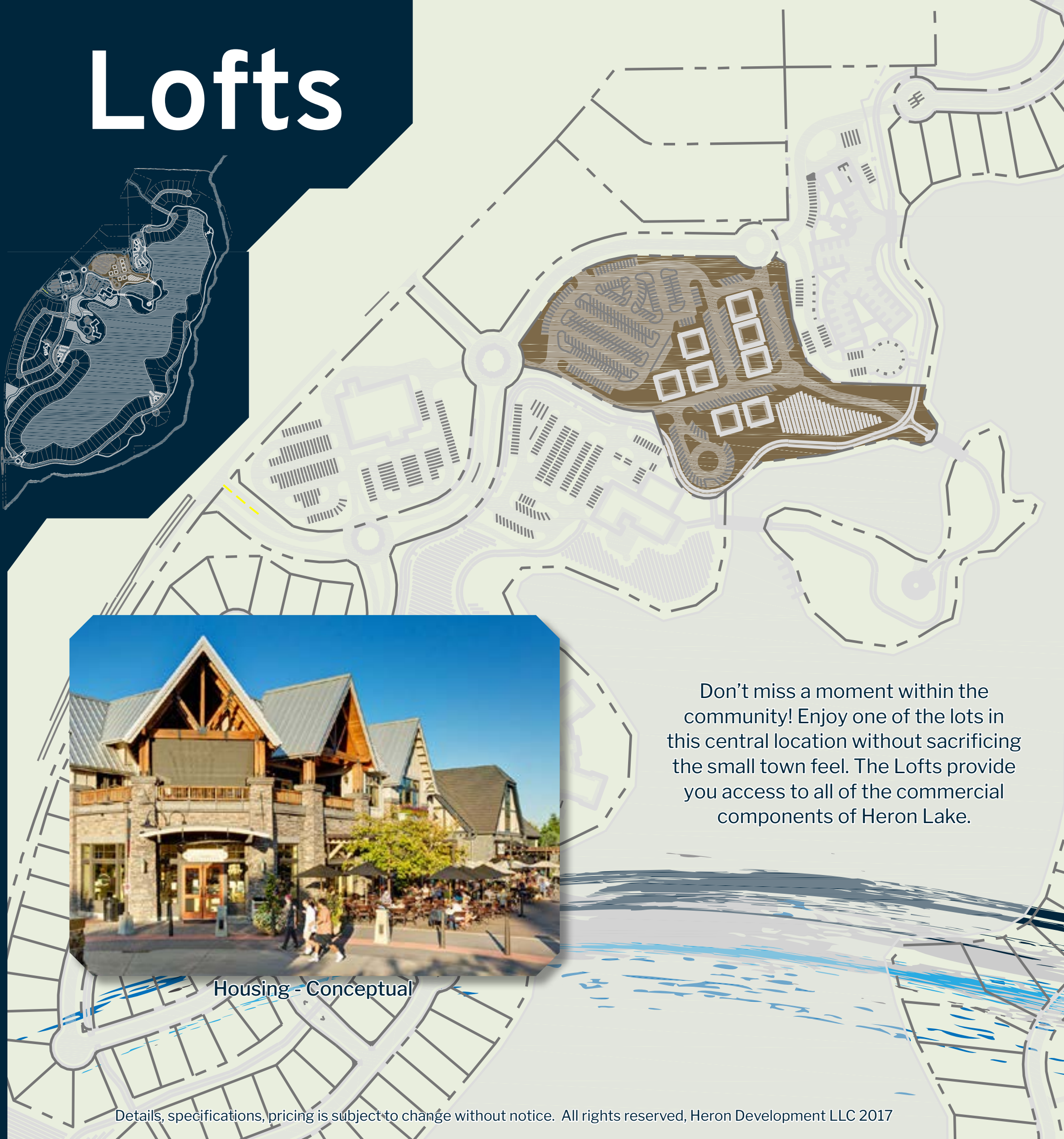
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Typical Townhouse Size:	3 Level - 1,500 sft
Total Units:	21
Walking Time to Island:	5 minutes
Marina:	Springs

## Quick Facts



# Lofts



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Don't miss a moment within the community! Enjoy one of the lots in this central location without sacrificing the small town feel. The Lofts provide you access to all of the commercial components of Heron Lake.



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## Small Town Urban

The Lofts provide you with access to virtually every amenity and service at Heron Lake. Everything you want or need will be within walking distance. Experience this almost European town center, unmatched within our region.

## Island & Marina Access

You will find the Lofts are within easy walking distance to both the Wilson Marina and the Island. You'll have the ability to take full advantage of all the dining and recreation Heron Lake has to offer.

## Live Work Play

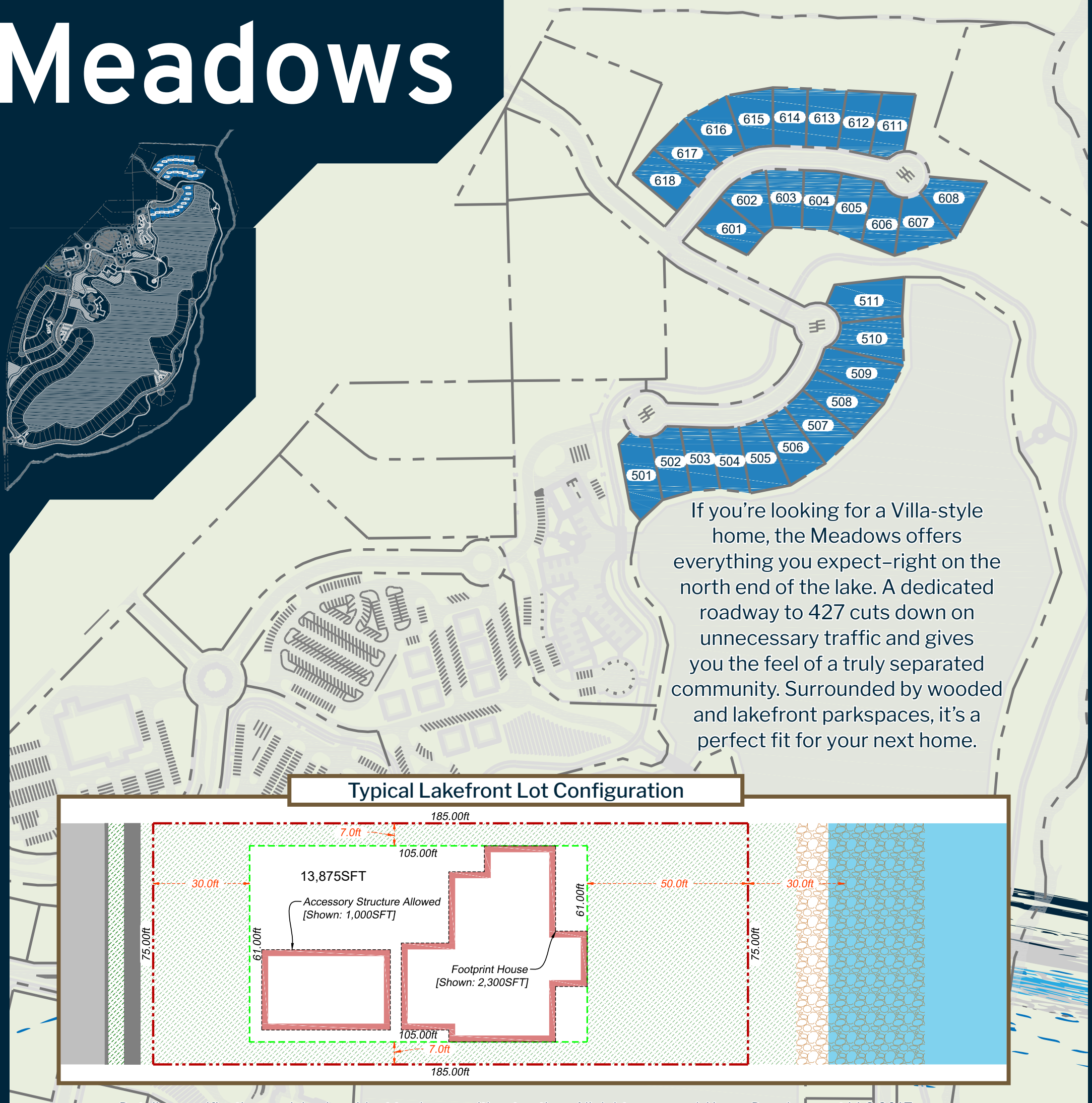
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Typical Loft Size:	2-3 bedroom
Total Units:	20
Walking Time to Island:	15 minutes
Marina:	Wilson

## Quick Facts



# Meadows



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## Wooded Seclusion

The Meadows provides lakefront Villa living with the natural wooded parkspace as your backdrop. This region on the north end of the lake is a great blend of both seclusion and access to all of the commercial ammenities.

## Island & Marina Access

Your lot in the the Meadows will benefit from the expansive lakefront as well as quick access to the Island and the Springs Marina.

## Live Work Play

The Heron Lake community has been designed for those who wish to Live, to Work, and to Play at the same location. We believe that time is your most precious resource, don't waste it on traveling from one location to another.

Typical Lot Size:	75ft x 185ft [0.31 Acres] 85ft x 150ft [0.29 Acres]
Total Lots:	16
Walking Time to Island:	10 minutes
Marina:	Springs

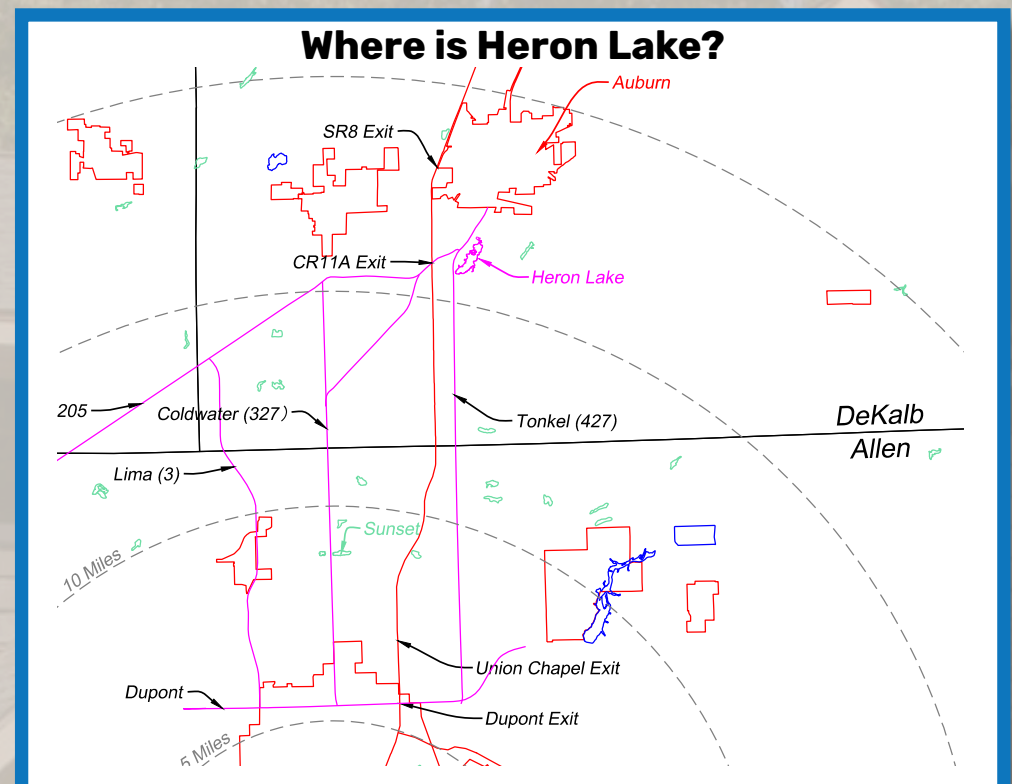
## Quick Facts



# WHAT IS HERON LAKE?

## A Home Like No Other in Indiana

The Heron Lake community is a 306-acre development with residential housing, apartments, and commercial facilities centered on an all-sports lake. This community, located eight minutes from Fort Wayne, will be ideal for those who desire lake life year around but still want a convenient work commute to Allen County and surrounding areas.



## Lake Lifestyle

Lake life should incorporate amazing community experiences with the ability to balance work with family and adventure. Heron Lake is conveniently located near Fort Wayne, and the development will include multiple neighborhoods for families, an all-sports lake with marinas, an island event center, a 3.5 mile trail, and a boutique winery—all within walking distance.

Natural beauty and a fun community experience come with your home, and you'll fit right in!

## How to Contact us

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