

July 2016



# Bedico Creek

## DEVELOPMENT UPDATE



*David*  
DAVID WALTEMATH  
DEVELOPER

Honestly, I have been in the development business all my life and I have never been involved with something as exciting as Bedico Creek!

The land's unique wealth of natural beauty and access to the amazing lakes, ponds, parks, forests and abundant wildlife of the community has been responsible for much of the demand for housing at Bedico.

Of course, as always, we continue to improve upon our natural and man-made environment. A major renovation of Bedico Lake, located in the north west portion of our property, is the latest new improvement for 2016. If you have not seen this lovely new area, please take a stroll and enjoy!

We are in the design phase of our second pool complex, and assuming our sales continues at the current pace, our goal is to be swimming in 2017! It will be located on Audubon Parkway, just north of Deer Park on the new amenity area at Bedico Lake.

Heron Lake received final approval last week and you will soon see lots of home activity in this very popular \$350-\$375 price range. Highland Homes will build a special enclave of 8 homes on the lake at the entrance. These plans are specially designed for these beautiful lake lots and will be priced in the \$400's+. Phase III of the Preserve has broken ground (at the end of the second traffic circle) and will offer 27 one-half acre pond and preserve lots. Tell your friends to hurry though, because our sales team has already pre-sold all but 8! Finally, we are in the engineering and approval process for two new additions to be announced later this year.

Encourage your friends and co-workers to join the Bedico dream!

# NEW HOME SALES



*Pat*

NEW HOME  
AND RESALE  
SPECIALIST

plubking@mac.com



*Kelly*

NEW HOME  
AND RESALE  
SPECIALIST

Kellywaltmath@KW.com

## STILL #1...

It's not very often in the real estate community that you get bragging rights. More often we're all in the same boat, sharing whatever the market dishes out. That's not the case at Bedico Creek in the last couple of years.

We sold 23 homes in the second quarter of 2016, the combined sales of 7 of the most comparable communities was only 31 homes (MLS and Deedfax data). That makes quite a statement about how well accepted Bedico Creek has become. It is without question the hottest selling community on the Northshore, if not the state. So, to say we had a great second quarter is really a bit of an understatement.

The addition of new neighborhoods should drive our third and fourth quarter sales even higher and lot sales are already indicating just how popular these neighborhoods are going to be.

## 2ND QTR HOME SALES (April 1- June 30, 2016)\*

Neighborhood	Number of Sales
Audubon Way	1
Estates	1
Preserve	1
Longview	2
Cypress Crossing	8
Deer Park	7
LakeView	2
Courtyard	1

**Total 23 Sold**

*\*Totals do not include custom homes built or under construction, lot sales or resale homes not listed with the Bedico Creek Realty Company or Classic Properties Management Corp.*

# FEATURED HOMES



### 576 BLUE HERON LANE

New Construction  
4BD/2.5BA 2339 SF  
\$364,900



### 580 BLUE HERON LANE

New Construction  
4BD/3BA 2373 SF  
\$369,900



### 584 BLUE HERON LANE

New Construction  
4BD/2.5BA 2377 SF  
\$369,900



### 588 BLUE HERON LANE

New Construction  
4BD/2.5BA 2219 SF  
\$349,900



### 218 W LONGVIEW COURT

New Construction  
4BD/3.5BA 2719 SF  
\$418,900



### 521 BEDICO PARKWAY

New Construction  
4BD/3BA 2710 SF  
\$434,000



### 704 NIGHT HERON LANE

Lakeside by Highland Homes.  
Limited eight home enclave.  
Priced in the mid \$400's.



### 912 WILD TURKEY

New Construction  
4BD/3BA 3000 SF  
\$515,000

# FEATURED HOMESITES

# LOT SALES



### LOT 763 - HERON LAKE NEW NEIGHBORHOOD

Construction starting in newly completed neighborhood. 12,374 SF. Homesite backs to permanent wooded buffer/conservation area. Listed for \$73,500.



### LOT 177 - HERON POINT NEW NEIGHBORHOOD

22,156 SF. \$170,000 with a 5% incentive to net \$161,500. Gated neighborhood, backs to walking trail. Seconds from main amenity area. Last lot available on the green space.



### LOT 642 - PRESERVE III NEW NEIGHBORHOOD

19,189 SF. Limited time only, 10% incentive at closing if purchaser uses a Preferred Builder and pours the slab within 12 months of closing. Cul-de-sac lot. Nature trail leads to green duck pond. \$102,900



### LOT 4 - ESTATES

Last lot in Estates! Permanent green space and walking trail views. On cul-de-sac. Fence installed on main boulevard side. Call now for a 5% incentive, credited at closing. \$103,075

## A BUSY YEAR

With several neighborhoods coming online this year, one might assume that there's plenty of time to reserve your favorite lot. Not true. Many of our preferred builders and individual buyers reserve lots immediately as soon as new neighborhoods are announced. So, if you see what you've been waiting for, take action quickly.



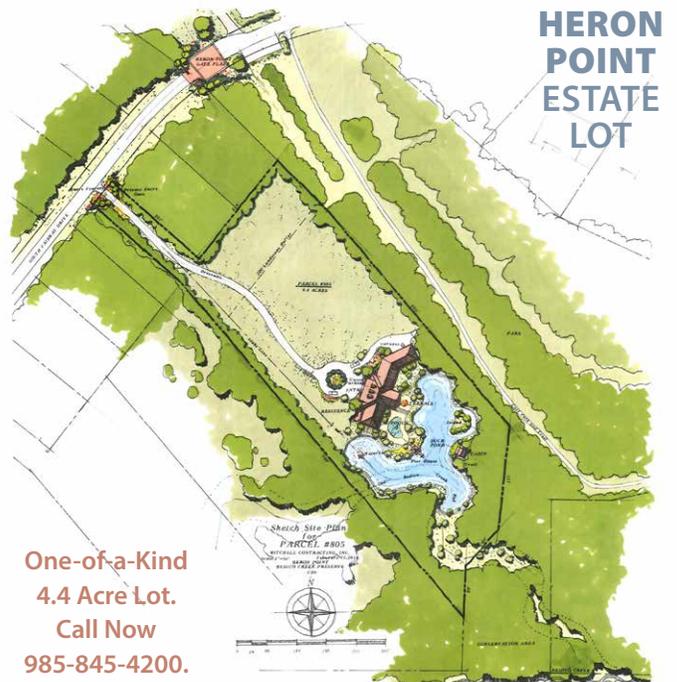
*Scott*

DIRECTOR OF  
BUILDER  
AND LOT SALES  
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There are 8 remaining Preserve III lots at the time of this writing. Some with cul-de-sac and park/pond views are still available, so builders or individuals should hurry. The neighborhood officially opens by year end (prices from \$82,000 to \$107,000 and 15,000 - 22,000 SF).

Many of the exceptional Heron Lake lots back to our greenbelt and preserve/conservation areas. Only 9 of those are still remaining (\$67,000 to \$75,000 and 9,000 - 15,000 SF). This neighborhood is already open and home construction has begun.

Remember there are no time constraints on construction starts at Bedico Creek. Pick from one of our 17 preferred builders, an outside builder, or build yourself with prior approval by the Architectural Review Committee.



**One-of-a-Kind  
4.4 Acre Lot.  
Call Now  
985-845-4200.**