

HAMILTON PROPER

Another Development by HDG MANSUR

COMMUNITY PROFILE

BACKGROUND

Hamilton Proper is an 850-acre master-planned golf community where residential neighborhoods, hiking and jogging trails, natural areas, and the 18-hole championship Arthur Hills golf course have all been integrated into the overall development of the community. Concern for the environment inspired Hamilton Proper's wildlife habitats and natural vistas, which include over 100 acres of preserved wetlands. Throughout the protected areas are more than 60 birdhouses specially constructed for the eastern bluebird, a "recovering" species. Hamilton Proper is also home to blue herons, woodducks, deer and several other species of wildlife and waterfowl. The new 3-story, multi-million dollar custom designed clubhouse for the Hawthorns Golf & Country Club was completed in December 1998.

LOCATION

Centrally located, Hamilton Proper is only 25 minutes from both downtown Indianapolis and Anderson, and 45 minutes away from the Indianapolis International Airport. The community is convenient to a myriad of business and shopping areas, and just minutes from Geist Reservoir. Hamilton Proper is located 3 miles east of I-69, off Brooks School Road in Fishers, Indiana.

AREA SCHOOLS

Hamilton Proper is located within Hamilton Southeastern School District, insuring the educational needs of resident families will be well served. This school district possesses an excellent reputation, with a high level of parental involvement and a remarkable 85% of students proceeding to post high school education. Hamilton Southeastern consistently ranks high on state and national standardized test scores. For more information, visit: <http://www.hse.k12.in.us/>

BUILDER POLICY

Hamilton Proper has an open builder policy, which allows homebuyers to select their own custom homebuilder. The community is governed by a Declaration of Covenants, Conditions and Restrictions, architectural Design Guidelines, and individual subdivision covenants, which control development in the villages.



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Encompassing 850 acres northwest of Geist Reservoir, Hamilton Proper is the largest master-planned golf course community in the state of Indiana. Fifteen luxury home "villages" surround the Arthur Hills-designed championship caliber 18-hole golf course. Hamilton Proper hosted the 1993, 1994, 2001, and 2004 Builders Association of Greater Indianapolis Home-A-Rama, the most exclusive and prestigious home show in the metropolitan area. Home prices in Hamilton Proper's villages range from \$350,000 to more than \$4 million, with a number of estate homesites bordering the groomed fairways of The Hawthorns Golf and Country Club.

HDG Mansur Properties, LLC, formerly Mansur Group, Inc., an Indiana company founded in 1982, has played a key role in commercial and residential development in Indianapolis. Some of its more prominent downtown commercial projects include 120 Monument Circle, Omni Severin hotel, Lockerbie Marketplace, Farm Bureau Insurance, and Market Tower which serves as Mansur's corporate headquarters. Watermark luxury townhomes and tri-level homes on the historic canal, are projects currently being marketed. Mansur's newest residential project, Oakhurst, an 800-acre master-planned golf community, lies just outside Bloomfield Hills, Michigan.

The following is a brief introduction to the "*Villages*" of Hamilton Proper.

- **THORNY RIDGE - SOLD OUT**
- **TURNE GROVE - SOLD OUT**
- **TALON BLUFF - SOLD OUT**
- **THE OVERLOOK – SOLD OUT**
- **HERON KNOLL – SOLD OUT**
- **AUDUBON TRACE – SOLD OUT**
- **THE APPROACH – 1 LOT AVAILABLE**
- **HAWTHORNS @ THE GREENS – SOLD OUT**
- **WOODS AT THE HAWTHORNS – 1 LOT AVAILABLE**
- **THE HORIZON, SECTION ONE – SOLD OUT**
- **THE HORIZON, SECTION TWO AND THREE – LOTS AVAILABLE**
- **ARBOR GLEN – LOTS AVAILABLE**
- **FAIRWAYS GOLF VILLAS – LOTS AVAILABLE**
- **ARBOR GLEN II – NOW OPEN! LOTS AVAILABLE**
- **STEEPLEVIEW – NOW OPEN! LOTS AVAILABLE**
- **CHESTNUT HILL - SOLD OUT**
- **BROOKS CROSSING - SOLD OUT**
- **BRADFORD COURT - SOLD OUT**
- **HEATHER POINTE – SOLD OUT**

FAIRWAYS GOLF VILLAS

Low-Maintenance living and magnificent golf views await owners of these luxuriously appointed custom villa style homes on the 9th green and fairway of The Hawthorns Golf Course. In addition, the Fairways village is conveniently located within walking distance of the 55,000 square-foot clubhouse.

ARBOR GLEN I

A relaxed life-style gated neighborhood featuring golf course views and ambiance, as well as lush landscaping and low-maintenance living are just a few of the benefits of the Arbor Glen life-style.

ARBOR GLEN II

This beautiful village offers convenience in location, beautiful natural settings and gorgeous views of the golf course and wooded creek. Arbor Glen II shares the gated entrance with Arbor Glen I and offers its residents a conventional family setting. With 27 homesites ranging from .35 acres to .67 acres and priced very attractively, Arbor Glen II is the perfect place for your next home.

AUDUBON TRACE - *The site of the 2001 Home-A-Rama.*

Audubon Trace boasts 38 homesites that average just less than 1/2 acre. Homesites are priced to make it the perfect place for young families needing to move from their 1st home into something larger. Residents will enjoy the natural wetland area and easy access to the nature trail.

THE APPROACH

Hamilton Proper's first gated village offers 31 homesites of which 30 are golf or lakefront. Homesite #31 rests on a hillside overlooking the rest of the village and is over an acre in size. The other homesites are sized just under 1/2 an acre. Surrounded by the 11th, 12th, 13th, and 14th holes of The Hawthorns Golf & Country Club, the aptly named Approach is truly a place you will be proud to call home.

HERON KNOLL

The village of Heron Knoll, which opened in 2001, features 42 homesites with some abutting a lake and golf course views. Several of the homesites feature mature trees, some have walk out potential and several others run the length of the 4th and 13th holes of The Hawthorns Golf & Country Club.

THE HORIZON, SECTION ONE - *The site of the 2004 Home-A-Rama.*

The Horizon features 19 estate-sized homesites situated between the 2nd, 3rd, 4th, 5th, and 6th holes of The Hawthorns Golf & Country Club. Homesites run from 3/4 acre to 1-1/4 acre. The expansive homesites and exceptional views make The Horizon the perfect place to build your private retreat.

THE HORIZON, SECTION 2 – The Horizon, Section 2 features 26 homesites situated between the 3rd, 4th, and 5th fairways of The Hawthorns Golf & Country Club. Homesites run from approx. ½ acre to 1-1/8 acre.

THE HORIZON, SECTION 3 – The Horizon, Section 3 features 33 homesites situated between the 1st, 2nd, 3rd, and 12th fairways and the driving range of The Hawthorns Golf & Country Club. Homesites will be approximately ½ acre.

STEEPLEVIEW – Steepleview is nestled amongst a beautiful thicket of trees and flora along the southernmost end of Hamilton Proper. This gated, executive village will boast 9 private lots with homesites averaging at approximately ½ acre.

TWO NEW DEVELOPMENTS
COMING SOON TO HAMILTON
PROPER!!!!

HAWTHORN PRESERVE – LOW MAINTENANCE
HERON LAKES

Call April Tragesser at 845-9300 to receive more information on these new developments, or schedule an appointment.



THE HORIZON, SECTION #2 Approx. \$900,000 to \$1,200,000+		
*20	\$230,000	Available
*21	\$225,000	Available
*25	\$225,000	Available
*27	\$220,500	Available
*29	\$217,000	Reserved
**31	\$186,000	Available
**32	\$186,000	Available
**33	\$186,000	Available
**35	\$198,000	Available
**36	\$198,000	Available
**37	\$183,000	Available
**38	\$183,000	Available
*39	\$210,500	Available
*40	\$225,000	Available
*41	\$223,000	Reserved
*42	\$223,000	Available
*43	\$223,000	Available
*44	\$225,000	Available

THE HORIZON, SECTION #3 Approx. \$1,000,000 to \$1,500,000+		
*1	\$240,000	Available
*2	\$232,500	Available
*3	\$235,000	Available
*4	\$235,000	Available
*5	\$235,000	Available
*6	\$240,000	Sale Pending
*24	\$240,000	Available
*28	\$235,000	Available
*29	\$230,000	Available
*30	\$235,000	Available
**31	\$220,000	Available
**33	\$220,000	Sale Pending

ARBOR GLEN I Approx. \$450,000 to \$700,000		
<i>Low Maintenance Neighborhood</i>		
**1	\$80,000	Available
**2	\$80,000	Available
**3	\$80,000	Available
**8	\$80,000	Available
**9	\$80,000	Available
**10	\$80,000	Available
**11	\$80,000	Available
**18	\$80,000	Available
**19	\$80,000	Available
*28	\$130,000	Available
*29	\$130,000	Available
*31	\$130,000	Available
*37	\$130,000	Available
*40	\$130,000	Available
*41	\$130,000	Available

THE FAIRWAYS Approx. \$450,000 to \$700,000		
<i>Low Maintenance Neighborhood</i>		
*7	\$130,000	Available
*8	\$130,000	Available
**11	\$87,000	Available
**12	\$87,000	Available

HAWTHORNS IV (THE WOODS) Approx. \$1,000,000 TO \$4,000,000+		
35	\$350,000	Available

THE APPROACH Approx. \$700,000 to \$1,500,000+		
**31	\$260,000	Available

ARBOR GLEN II Approx. \$650,000 to \$850,000		
*57	\$175,000	Available
*58	\$170,000	Available
*59	\$170,000	Available
*60	\$170,000	Available
*61	\$200,000	Available
*62	\$210,000	Available
*63	\$210,000	Available
*64	\$215,000	Available
*65	\$215,000	Available
*66	\$215,000	Available
*67	\$225,000	Available
**68	\$170,000	Available
**69	\$165,000	Available
**70	\$165,000	Available
**71	\$140,000	Available
**72	\$140,000	Available
**73	\$155,000	Available
**74	\$155,000	Available
**75	\$140,000	Available
**76	\$140,000	Available
**77	\$155,000	Available
**78	\$155,000	Available
**79	\$140,000	Available
**80	\$140,000	Available
**81	\$155,000	Available
**82	\$155,000	Available
**83	\$170,000	Available

STEEPLEVIEW Approx. \$1,000,000 to \$1,500,000+		
**1	\$325,000	Available
**2	\$240,000	Available
**3	\$230,000	Available
**4	\$220,000	Available
**5	\$215,000	Available
**6	\$210,000	Available
**7	\$200,000	Available
**8	\$190,000	Available
**9	\$215,000	Available

* = Lots located on The Hawthorns Golf Course
** = Lots located off The Hawthorns Golf Course

For Additional Information, Please Contact April Tragesser
Office 317.845.9300 • Fax 317.845.9489 • atragesser@hdgmansur.com
OR VISIT US AT: WWW.HAMILTONPROPER.NET

HAWTHORNS GOLF & COUNTRY CLUB 317.845.9100
For HGCC memberships, call Tami Cumpston, Director of Memberships

SALE PENDING = Signed Purchase Agreement but Not Closed --- RESERVED = Signed Hold Form with Deposit
Prices are subject to change without notice.

