

## Timber Ridge

TimberRidge is a 55-lot development located approximately 20 minutes south of Eureka Springs and only 45 minutes from Springdale, Rogers and Fayetteville. We offer spectacular lakefront, lake view and mountain view properties. A community boat dock is located at TIMBERRIDGE for those lots owners that would like to purchase a boat slip. For those lot owners not requiring a boat slip, public launch facilities are located just 2 miles from the development.

A Property Owner's Association, Architectural Control Committee and restrictive and protective covenants are in place to protect the beauty of the area and property values for lot owners. Water wells and septic systems have state approval for installation on each lot.

An 850 square foot building minimum is required in this development. Lots sizes vary from 1.1 to 3 acres, with prices starting at \$24,500.

### TIMBERRIDGE HIGHLIGHTS:

- Waterfront, lake view and mountain view lots
- Paved road access
- Water wells and septic systems approved by the state for installation
- Restrictive covenants
- Property Owner's Association
- Architectural Control Committee
- Boat dock facilities with large parking area and gentle access to slips

- Public launch facilities just 2 miles away
- 20 minutes from Eureka Springs
- 45 minutes from Rogers, Springdale and Fayetteville, Arkansas
- 850 square foot minimum construction requirement
- Lots sized from 1.1 to 3 acres
- Prices ranging from \$24,500

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