



HAWTHORNE
HILLS

For More Information: **618-656-2180** or **618-656-3346**

It's not just about where you live,
it's how you live.

Hawthorne Hills was designed to meet the needs of today's discerning homebuyer. Whether you are a baby boomer looking to downsize or a millennial looking for a home for your growing family, Hawthorne Hills was designed with you in mind.

There is simply nothing like it.

Hawthorne Hills is the newest residential development in the highly regarded community of Edwardsville. It will quickly become the most sought after address in the Metro East as there is simply nothing like it.

No other community can offer the array of new home choices, and the amenities are unmatched. Beautiful, lush landscaping with privacy berms throughout, not to mention a five-acre lake, resort type pool, walking/bike trail, greenspace park areas, and an on-site, state-of-the-art daycare facility. You won't have to leave your own neighborhood to find a great escape from the stress of everyday life.



Neighborhood

Hawthorne Hills offers four distinct neighborhoods.

Each neighborhood at Hawthorne Hills will have several floor plans to choose from with exterior elevation styles to include traditional, cottage, and a more modern transitional style. There's something for everyone, but if you have something special in mind, we will work with you to design a perfect plan fit for your style of living.

The **Villas at Hawthorne Hills** consists of 29 home sites situated in their own private enclave. This neighborhood is ideal for empty nesters, retirees, or young professionals who will enjoy the maintenance-free living that the Villas have to offer. It provides a lifestyle that allows more time for travel, grandchildren, your favorite golf course or just leisure time around the pool. The Lantz-Jones building team is offering five incredible ranch style plans with an open concept, indoor/outdoor living, and all the conveniences and fine finishes you would expect in a home crafted by the Lantz-Jones team.

The **Prairie at Hawthorne** consists of 70 lots ranging in size from 1/4 acre to 1/3 acre and home sizes starting at 1,650 square feet for a ranch style home and 2,000 square feet for a two story home. The Prairie plans by Lantz-Jones consist of 5 floor plans with a variety of options and custom finishes. You will love the open floor plans, with rich design and plenty of room for the growing family.

Water's Edge at Hawthorne boasts a five acre lake and offers 23 home sites with lake or creekside views. All but one of the lots in Water's Edge are walk-out lots and sure to move quickly.

Hawthorne Meadows consists of 35 home sites with a little more room and lots of privacy. There are a variety of lots to choose from including several walk-out, look-out and cul de sac lots.

Home sizes in both of these neighborhoods will start at 2,100 square feet for a ranch and 2,500 square feet for a two story home and will have lot sizes ranging from 1/3 acre to 3/4 acre. The Lantz-Jones building team has floor plans available to choose from or will work with you and your designer or architect to create a plan to fit your needs.



The Neighborhood Map



- Villas at Hawthorne
- Prairie at Hawthorne (lots 59-128)
- Hawthorne Meadows (lots 24-58)
- Water's Edge at Hawthorne (lots 1-23)
- Future Phase



Amenities

The moment you enter Hawthorne Hills you will feel the difference. Entering through the main gate, you pass through the green space and cross the creek before entering the round-a-bout that serves as the hub of the community. As you continue down the parkway that provides safe and easy access to each home site, you will be greeted by large privacy berms and lush landscaping that sets the tone and expectations for a development like no other.

Running parallel to the parkway is a wide **bike and walking trail** convenient to any home in the community. It's great for that morning or evening exercise and provides easy access to all the amenities Hawthorne Hills has to offer as well as the schools or YMCA just down the street. Benches along the trail will provide a spot to catch your breath or stop and have a conversation with your neighbor.

- **Walking Trails**
- **Community Park**
- **Community Pool**
- **Community Lake**
- **Children's Playground**
- **Daycare Facility**
- **Close to Schools & YMCA**

The moment you enter Hawthorne Hills you will feel the difference.

With over 10 acres of **greenspace** within the community, there is plenty of room to roam and enjoy the outdoors. A small creek traverses the property, and a five-acre lake with beautiful fountains provides plenty of gorgeous, natural water features. The park-like setting of the green space is perfect for exercise, sport activities, or maybe just reading a book under one of the hundreds of trees that grace the property.



Amenities - continued

The **resort style community pool** is sure to be a favorite of young and old alike. This beautiful pool is perfect for exercising, playing, or just relaxing and enjoying the lush surroundings. The pool will feature a beach entry kiddie pool with a spray and splash area, lap pool area for exercise, and a large sun deck area surrounding the pool with shade structures to escape the heat for a while. For convenience, there will be a pool house with restrooms and changing rooms, plus lots of landscaping and seasonal flowers to create that relaxing escape just steps from your own home.

Another great feature for the young families of our community and unique to Hawthorne Hills is a beautiful, state-of-the-art **daycare facility** on the property. Imagine the convenience of having a daycare right at the entrance of your own neighborhood! Homeowners in Hawthorne Hills will be given priority when their children apply for enrollment. It's going to be a beautiful facility with construction to begin fall of 2016!



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