

120 Windsor Court, New Brighton



FROM THE SELLER

I am the 2nd owner of the townhouse at 120 Windsor Court in New Brighton. I moved in June 1985, and I have liked living in Windsor Green for the 32 years I've lived here.

After I moved in, when I would be driving through Windsor Green, the thought would go through my head, "This is a nice place to live". One of the most important things to me is how well the grounds are kept. I enjoyed living in an age-integrated community and seeing children playing.

It was nice to be able to entertain grandchildren by going to the pool, sandbox, and swings when they came to visit. The grandchildren always liked seeing the ducks in the ponds and I did too. The first few years I lived there, I would entertain tennis friends, and it was nice to have the courts available.

Windsor Green is close to freeways; it was a good location for commuting to my job and shopping.

Some of the things I liked about my home:

- Because of the southern exposure, my living area was always bright and cheerful. I enjoyed sitting there and the sun come shining in. I especially appreciated that in the winter. In the summer, the overhang shades the house so it doesn't get overly hot.
- I could have family gatherings and have enough space to serve a sit-down meal to at least 20 people. I hosted a birthday party open house with 50 attendees.
- With the extra bedroom on the main floor and the downstairs room (and a sofa-bed in living room), I had beds for 6 overnight guests.



Improvements made at 120 Windsor Court



Installed fireplace in living room - 1985

Remodeled in 2001

- Added 12 feet to the back of the entire back of the unit. Added a complete bathroom downstairs, including shower.
- Had 2 closets built downstairs by back door, including a cedar closet.
- Had custom shelves and cabinets installed in the middle bedroom

Basement improvements in 2013

- New carpet and vinyl flooring; new paint

Major appliances replaced in 2016

- Furnace
- Water heater
- Dishwasher

Goes with house:

- Patio table (but not chairs)
- Refrigerator
- Washer/Dryer
- Dehumidifier
- Water softener



New Brighton's Windsor Green was the first owner-occupied town home complex in Minnesota and it was carefully designed to be an enticing reason to transition from a house. It was well planned when it was built and continues to be effectively self-managed and maintained, with an onsite manager hired by the association board. No rentals are allowed, resulting in residents who take pride in their homes.

Its thoughtful plan with spacious units of six different designs with attached double garages, 34 acres of beautiful, park-like grounds with miles of paths, 2 swimming pools, tennis courts and playgrounds give the feeling of owning your home in a resort setting where everything outside is taken care of for you.

Here is what some residents say they enjoy about living in Windsor Green...

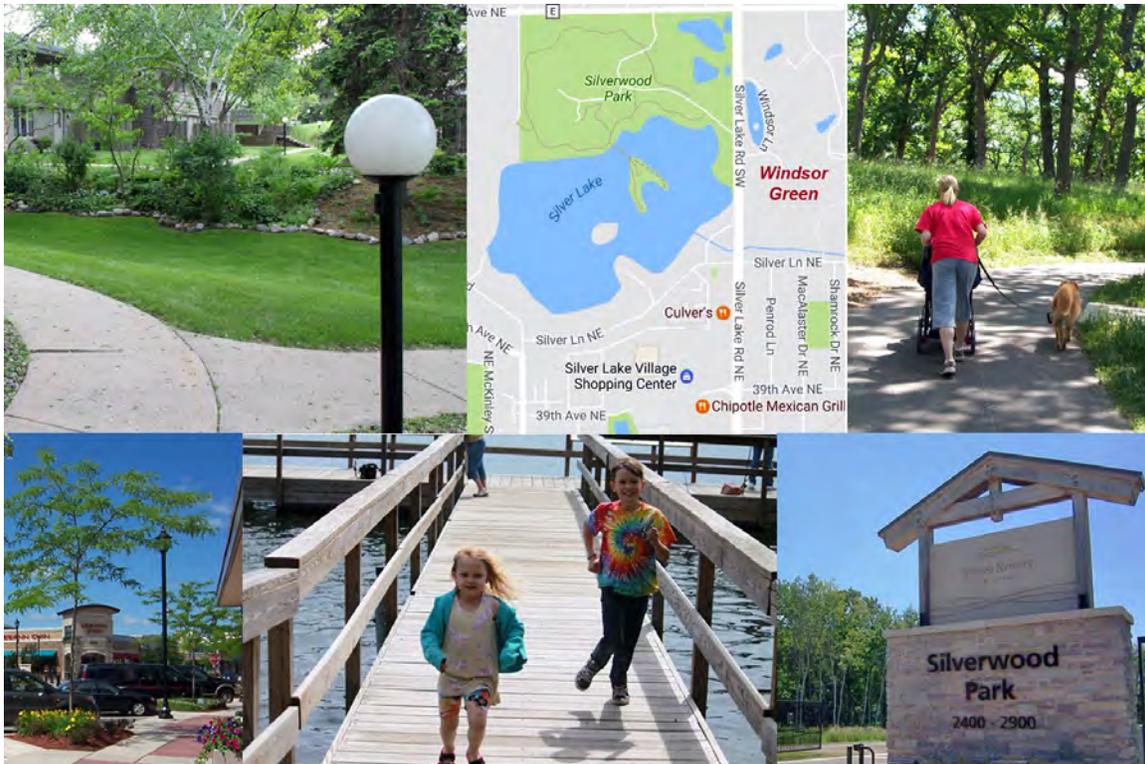
- *Community run by a board of elected officials*
- *Low monthly fees, currently \$235 a month*
- *Grounds professionally kept up by staff who are friendly and helpful at all times*
- *Onsite office is a friendly place to get all your questions answered*
- *Clean pools in the spring to fall with working equipment and tables and chairs*
- *Tennis court with lessons if you want*
- *Many activities to participate in if you choose throughout the year*

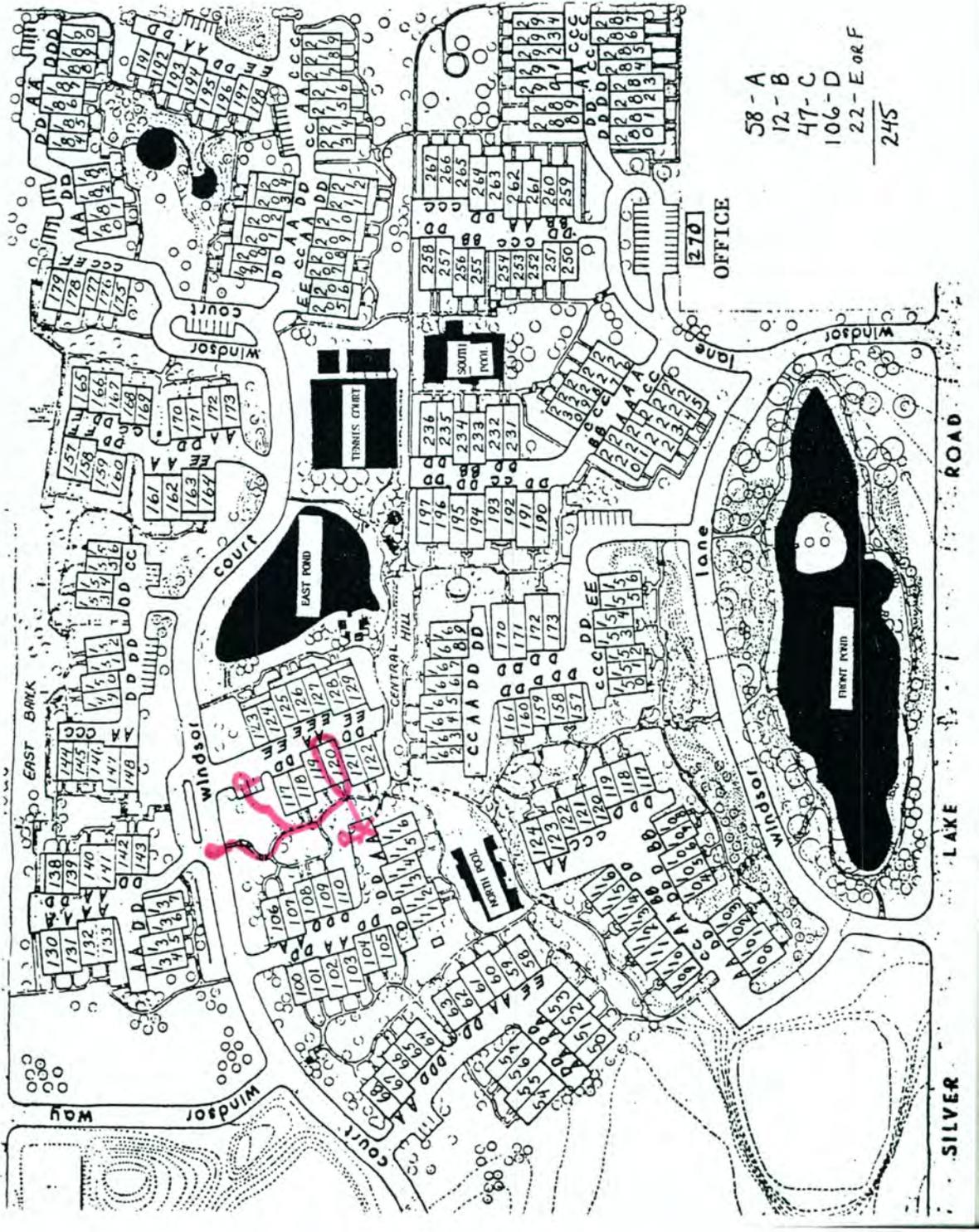
- *Child friendly as well as pet friendly*
- *Well lit at night*
- *Safe at all times*
- *Quiet neighborhood*
- *Public transportation nearby*

All this, and Silverwood Regional Park (part of Three Rivers Park District) with a focus on arts and the environment is right across the street... and Silver Lake Village with shopping, dining and services is just down the street only about half a mile away.

This convenient location has easy access to freeways, both Minneapolis and St. Paul are about a 20 minute drive, and there is a bus stop right at the entrance to Windsor Green.

All this, plus it has a wonderful sense of community... so much so that families just keep coming back to Windsor Green generation after generation. Experience it yourself to find out why!





- 58 - A
- 12 - B
- 47 - C
- 106 - D
- 22 - E or F
- 245