



10 Things I Like about Living in Windsor Green

1. Tidy and inviting common grounds
2. Pools, basketball, and raquet sport amenities
3. Shopping and dining within a few minutes walk
4. Quiet and safe neighborhood within well-respected St. Anthony School District
5. Pulic parks short walk
6. All owner-occupied properties in the neighborhood
7. Windsor Green is property owner managed, no off-site management
8. Easy communte to the entire Metro
9. Friendliness of community and residents
10. Relaxing and safe refuge, yet accessible to all the metropolitan options and entertainment

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166 Windsor Lane

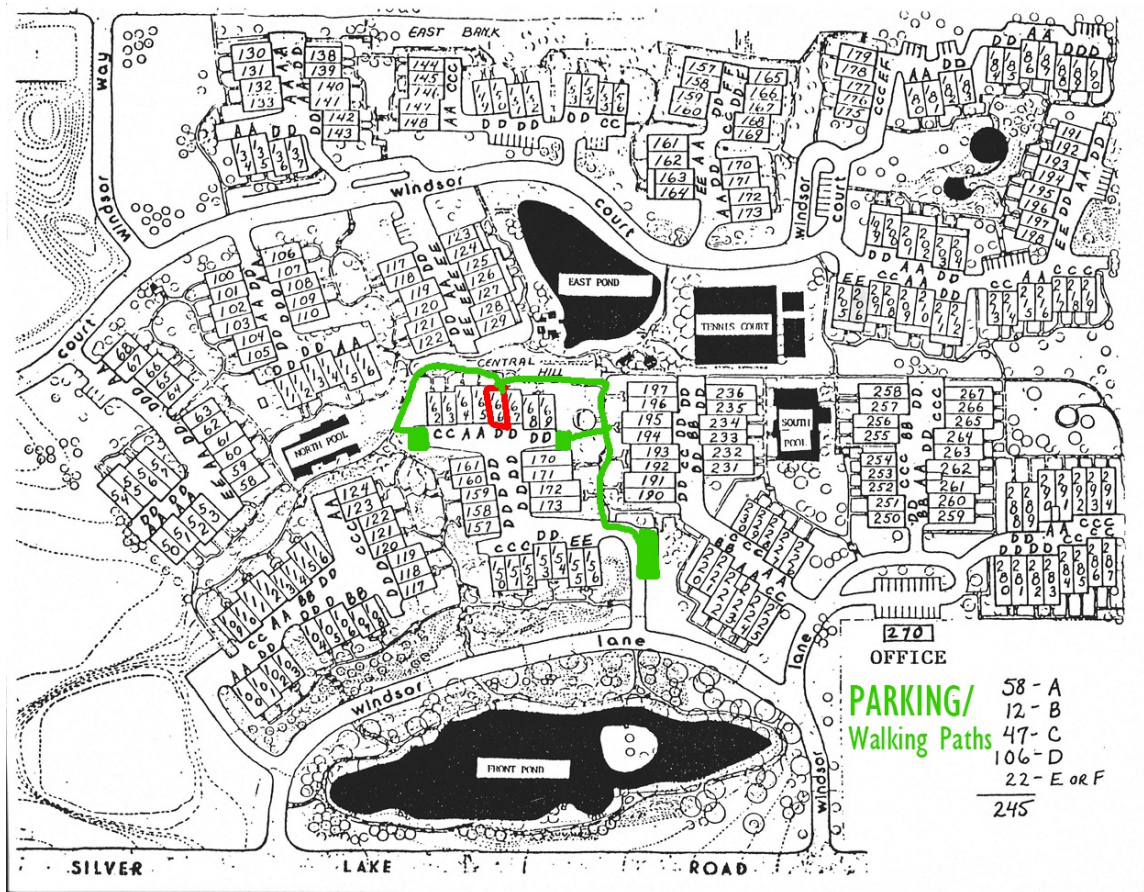
166 Windsor Lane, New Brighton



166 Windsor Lane is located at the highest point in the Windsor Green townhome community, with a peaceful view of the east pond from the upper primary suite. It is also close to the north swimming pool and about equidistant to the south swimming pool, basketball and raquet sport courts and playground. With expansive green grounds filled with mature trees and plantings, Windsor Green was built to feel like living in a resort community... a feeling now enhanced by being across the street from regional Silverwood Park and Silver Lake.

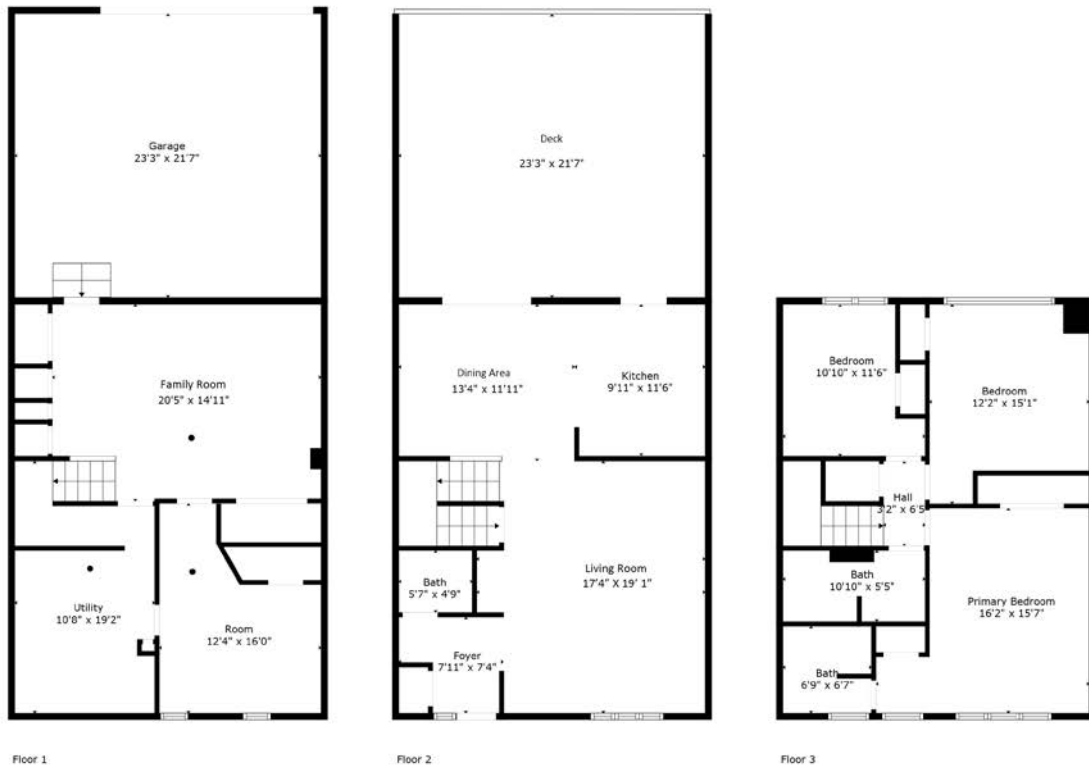
Windsor Green Townhomes was the first owner-occupied town home complex in Minnesota... one which would be cost and land prohibitive to be recreated today. Carefully designed to be an enticing reason to transition from a house, it was well planned when it was built and continues to be effectively self-managed 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 double garages, 34 acres of beautiful, park-like grounds with miles of paths, 2 swimming pools, tennis and basketball courts, and playgrounds give the feeling of owning your home in a resort setting where everything outside is taken care of for you.



166 Windsor Lane is a well-maintained “D” unit and one of the most spacious, with 3 bedrooms and 2 baths on the upper level, including a primary suite and hardwood floors in all three bedrooms. It features an updated kitchen with stainless steel appliances that opens to the dining room with additional built-in cabinets and walks out to the huge TREX deck with no worries about decay. It is even close to the north swimming pool.





TOTAL: 1991 sq. ft
 BELOW GROUND: 547 sq. ft, FLOOR 2: 722 sq. ft, FLOOR 3: 722 sq. ft
 EXCLUDED AREAS: GARAGE: 502 sq. ft, UTILITY: 176 sq. ft, BALCONY: 502 sq. ft
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Things other sellers have loved about Windsor Green

1. **Beauty.** Three miles of paved walking trails within Windsor Green. Mature trees, park-like surroundings. The landscape architect who designed the grounds won national awards.
2. **Community.** Friendly people, stability of residents, multi-age families, safe, community activities.
3. **HOA.** HomeOwners Association managed very well. No management company. We hire our managers and employees. Reasonable HOA dues.
4. **No Rentals.** In approximately 2005, the community voted to ban rentals. This has resulted in each home being occupied by the owners.
5. **Amenities close by.** Beautiful Silverwood Park across the road with picnic areas, coffee shop, fishing, and canoeing. Gas, restaurants, grocery store, liquor store, banks, medical facilities, fitness facilities, all within walking distance.



Generations of Family in Windsor Green

What never ceases to amaze me about Windsor Green is how many families have lived there for generations, with so many family and friend connections scattered throughout the complex. People obviously love living there because they stay, sometimes leave and come back... and invite others to join them. This unit is a good example of that, a homeowner with other family members in the complex.

166 Windsor Lane, Windsor Green

What residents say they enjoy about living in Windsor Green...

- The friendliness of the Windsor Green (WG) residents... there is a unique sense of neighborhood where people look out for one another, but they are not ever intrusive
- Community run by a board of elected officials with low monthly fees
- 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 group activities to participate in if you choose throughout the year, such as book club and biking, walking, cooking groups, Men Who Dine Out
- Child friendly as well as pet friendly
- Well lit at night, safe at all times
- Quiet neighborhood with a sense of spaciousness and peacefulness
- Public transportation nearby
- The diversity: families of all ages live here, making this a place that is both peaceful yet energetic; there's always something happening, and the association keeps us well-informed and connected
- 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!