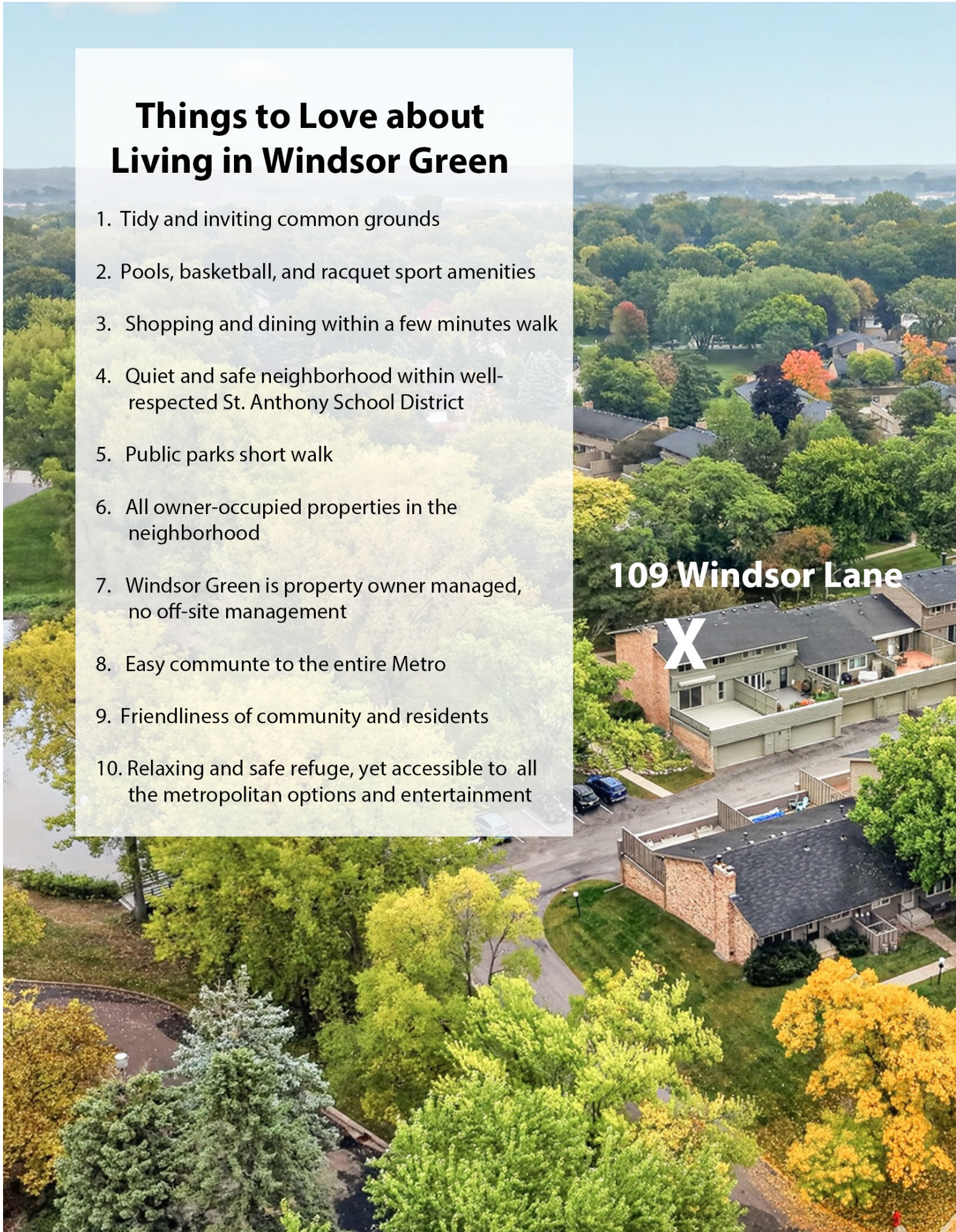


Things to Love about Living in Windsor Green

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

109 Windsor Lane

X



209 Windsor Court, New Brighton

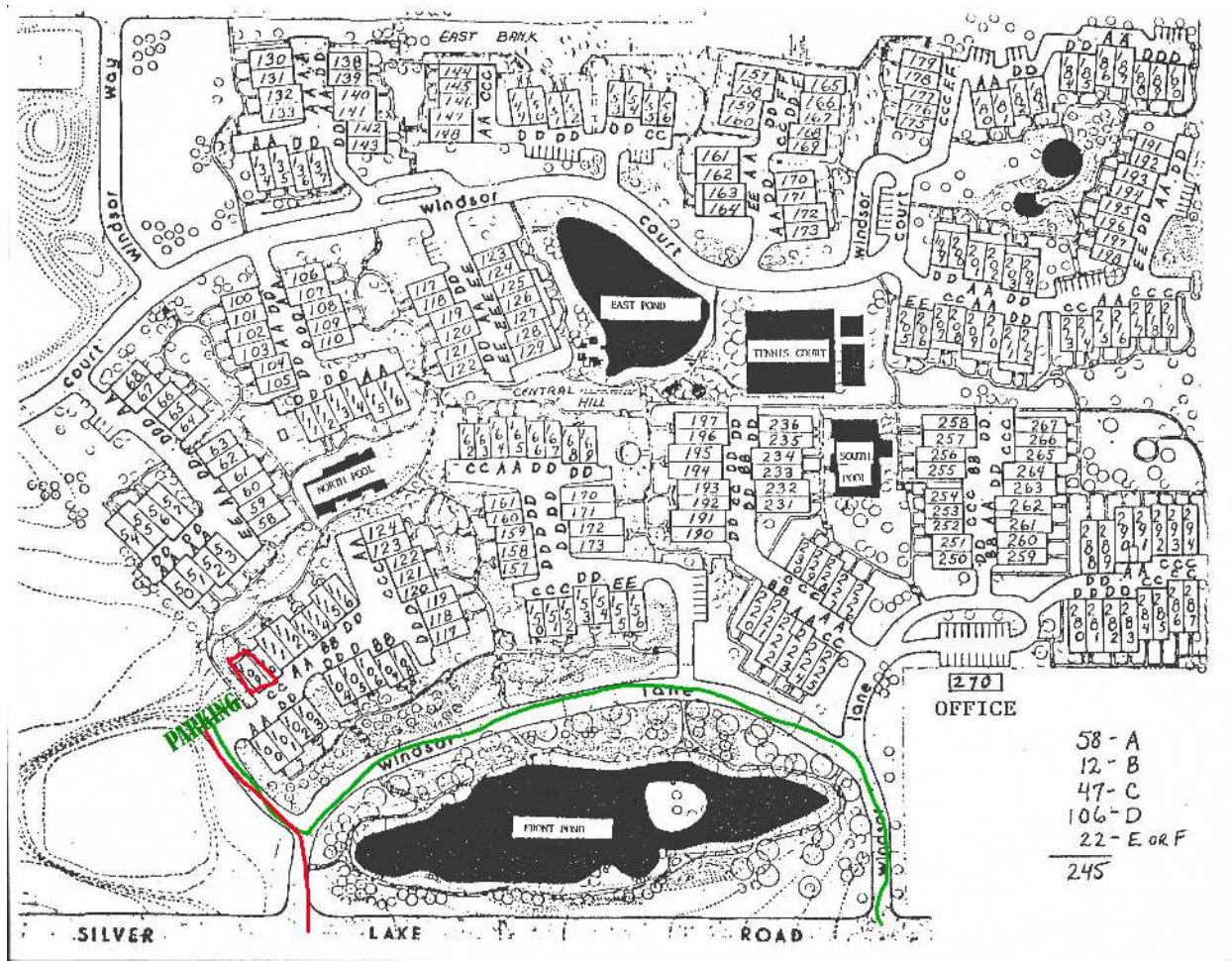


109 Windsor Lane is a “C” style, a 2-story unit with 3 bedrooms, 1 ½ bathrooms and an attached 2-car garage. One of only 47 units of this style in this 245-unit complex, it is also one of only a few units in the entire complex that has both a front porch and a back deck. Its location in the northwest corner of the complex gives it a more private feel, with a peaceful view of the nearby pond from the front and an easy exit to Silver Lake Road.

Windsor Green was the first owner-occupied town home complex in Minnesota, and 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. Pets are welcomed but 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 courts, a basketball hoop and playgrounds give the feeling of owning your home in a resort setting where everything outside is taken care of for you.

The location of this unit near the adjacent pond and north pool is highlighted in red on the site map below, with the pathway in and parking marked in green. The quick exit is marked in red.



The seller of this unit has lived here since 1977... 49 years! That speaks to the complex as a whole, where there are many longtime owners plus family members who have also come or returned to live here!

The son of the owner (who grew up here!) has been working on updates to make it a clean slate for a new owner to come in and add touches to make their own.



2026 updates

- New 200 amp electrical box and updated wiring
- New sump pump
- Original hardwood floors refinished
- Kitchen: new refrigerator, range hood, new recessed ceiling lights
- LED light bulbs throughout, including new light fixtures
- New smoke/CO detectors throughout
- Main and upper levels freshly painted... plus the garage
- New screen doors
- New carpet
- Both front porch and back deck updated with new boards as needed
- New insulation on water main pipes

Older Updates/Features

- Water heater - 2020
- Furnace/AC - 2016
- Windows - 2008
- Remote control patio awning
- Gas fireplace in living room (basement fireplace unknown condition)



Total GLA: 1543 sq. ft | Total: 2936 sq. ft
1st floor: 237 sq. ft (Excluded areas 815 sq. ft)
2nd floor: 657 sq. ft (Excluded areas 578 sq. ft)
3rd floor: 649 sq. ft

Measurements Deemed Highly Reliable But Not Guaranteed

Things other Sellers Say They Love 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, within walking distance.



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!