

# CHEVALLE FACT SHEET

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<b>PROJECT NAME</b> <b>WEB SITE/ PHONE</b> <b>SALES CENTER</b>	Chevalle www.chevallehomes.com / 952-556-1714 3720 Bavaria Road, Chaska / Open Noon to 5 p.m. Tuesday through Sunday or by appointment
<b>DEVELOPER/PROJECT DESIGN:</b>	Chevalle Development Company / Principals: Rachel and David Igel Landscape Architects Bryan Harjes, Hoisington Kogler Group, Inc. ( <a href="http://www.hgki.com">www.hgki.com</a> ); Jeff Gaffney
<b>PROJECT DESCRIPTION</b>	A conservation development in the west metro that raises the bar on how conservation developments can enhance the communities in which they exist. Chevalle combines environmental restoration, conservation and education; philanthropic outreach; a state-of-the-art equestrian center; lake access; and more than 200 distinguished homes in three picturesque countryside neighborhoods.
<b>SITE DESCRIPTION/LOCATION</b>	300 acres of pristine rolling countryside—complete with wetlands, wildflowers and mature trees—situated south of the intersection of Bavaria Road and Highway 5 in Chaska, abutting the north shore of fully recreational Lake Bavaria. Minutes from the Highway 212 expansion.
<b>LAKE ACCESS</b>	Chevalle abuts fully recreational Lake Bavaria. The development includes the creation of a new 30 acre non-programmed lakeside city park with a fishing pier. In addition, Chevalle residents will have access to a private beach area with a large lounge and swimming pier, canoe racks and association pontoons. Day dockage will be available to residents with non-lakeshore homes.
<b>ENTRANCE BRIDGE</b>	The sense of welcome and old world charm that characterizes all aspects of Chevalle will be apparent to anyone approaching the site from Bavaria Road. A 60 foot by 50 foot European-style, canopied, stone-arch entrance bridge at the property's east end will welcome the community to the open and expansive country estate. The signature bridge spans a restored wetland and offers a glimpse at the marriage of inspired architecture and environmental preservation that exists within Chevalle. (Bridge completion anticipated Summer 2007)
<b>ENVIRONMENTAL RESTORATION, CONSERVATION, AND EDUCATION</b>	The development plan involves several restoration, conservation, and education components, including the restoration of over 30 acres of habitat-designed wetland areas; the introduction of native bird species, a butterfly garden, poppy fields, an apple orchard; and the placement of educational placards to help resident and public trail users better understand and appreciate their environment. Only 100 of the 300 acres are designated for residential development. The remaining 200 acres will remain open, green and natural, featuring extensive pasture land where horses will graze and 10.5 miles of lighted walking, biking, hiking and equestrian trails open to public use.
<b>CHEVALLE EQUESTRIAN CENTER</b>	The state-of-the-art 40,000 square foot equestrian center will feature 45 indoor stalls, a 200 by 100 foot indoor riding arena with a 200-seat tiered viewing area, a training center, a gathering space with a fireplace, and outdoor arenas with connecting trail access. Chevalle homeowners will have an opportunity to board horses. There is no cost to those who do not wish to take advantage of this option. Summer 2008 Groundbreaking.
<b>PHILANTHROPIC OUTREACH</b>	In conjunction with the creation of the Chevalle Equestrian Center, the Igels have helped launch Reins of Hope a 501(c)3 non-profit entity designed specifically for the use of therapeutic riding, hippotherapy and equine facilitated therapy for children and adults with disabilities. Reins of Hope will partner with a variety of organizations that provide appropriate services, including We Can Ride, a volunteer based organization that has been serving the Twin Cities for a quarter of century. We Can Ride is already housing horses at the site and operating programs there three evenings a week.
<b>NEIGHBORHOODS</b>	<p>Phase One: Le Rive (meaning waterfront)</p> <ul style="list-style-type: none"> <li>• south neighborhood, home construction underway</li> <li>• Up to 60 custom single family homes</li> <li>• \$900,000 to over \$1.5 million</li> <li>• Builders: <i>Wooddale Builders, Lecy Bros. Homes, Charles Cudd Company</i></li> </ul> <p>Phase Two: Pascolo (meaning pasture/meadowland)</p> <ul style="list-style-type: none"> <li>• northwest neighborhood, summer 2007 groundbreaking</li> <li>• More than 100 single family homes, association managed</li> <li>• \$475,000 to \$800,000</li> <li>• Builders: <i>Sondergaard Forcier Builders, Allen Lee Homes, J Scotty Builders</i></li> </ul> <p>Phase Three: Talero (meaning hillcoast town)</p> <ul style="list-style-type: none"> <li>• northeast neighborhood; spring 2008 groundbreaking</li> <li>• Up to 100 Twin Homes and Villas, association maintained</li> <li>• \$450,000 to \$650,000</li> <li>• Builders: <i>TBA</i></li> </ul>

# Chevalle Amenities List

## AMENITIES WITHIN THE DEVELOPMENT

- 200 acres of permanently preserved open space dedicated to parks, splash pad and pool, trails, pastoral use, wetlands, poppy fields, and an apple orchard
- Two public parks and multiple private parks
- 10.5 miles of lighted walking, biking, hiking and equestrian trails
- Over 30 acres of redeveloped natural and habitat-designed wetlands and butterfly gardens
- Educational placards placed throughout the development to help the community better understand and appreciate its environmental resources
- Professionally maintained cutting flower and herb gardens
- Community maintained skating pond and warming house
- Center park with splash pad, children's playground, lounge chairs and umbrellas
- Neighborhood fishing and family swimming and lounge pier; day dockage for non-lakeshore homes
- Lounge pier with private beach area and canoe racks
- Association pontoons
- Neighborhood swimming pool
- Private entertainment areas, including a large pavilion, anchored by flower gardens; fire pits surrounded by Adirondack chairs; and greens for croquet, bocce ball and putting.
- The state-of-the-art 40,000 square foot equestrian center with stall rentals, indoor riding arena with a 200-seat tiered viewing area, training center, school horses, riding lessons, gathering space with a fireplace, and outdoor arenas with connecting trail access.
- 60 by 50 foot European-style, canopied, stone-arch entrance bridge
- Elegant light fixtures, landscaping, bridging and white fencing, all in keeping with the European Country Estate flavor of the development

## NEIGHBORING AMENITIES

- Three Rivers Park District's Carver Park Reserve
- Minnesota Landscape Arboretum
- Three premier golf courses: Hazeltine National Golf Club, Chaska Town Course and Deer Run Golf Club
- Charming downtown Chaska, located on the banks of the Minnesota River. This thriving rivertown community has a population of about 20,000 and is rich with parks, trails and other recreational amenities, as well as strong schools, a vibrant mainstreet and a strong sense of community. Chaska City Square, located in the heart of town, is the scene of frequent community celebrations.

**Information Provided Herein Subject to Change**