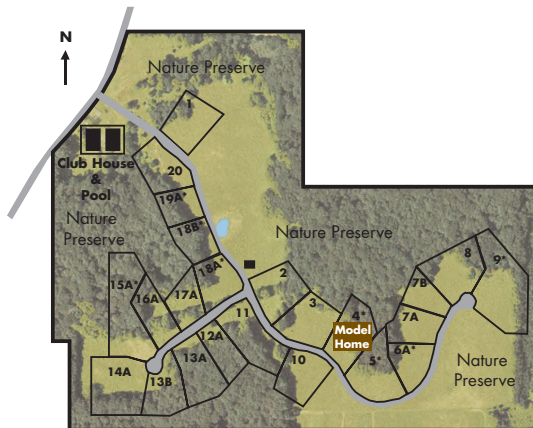


HOUSES START AT \$349K

# Benefits and Amenities

Homeowners in Avant Gardens will benefit from these amenities:

- Private road and gated entrance to the development
- Buried electric service from AEP
- Buried gas service from NIPSCO
- Buried phone service from AT&T
- Private community clubhouse and outdoor swimming pool
- 60-acre Wildlife and Forest Preserve with hiking trails



**23 homesites from .9 acres starting at \$85,000**



# Live More Naturally

Clubhouse is located at 6833 Fail Road, La Porte, Indiana.

# Prairie and Wooded Sites for Modern Homes



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Eco-friendly locations for decidedly modern homes

[www.avgardens.com](http://www.avgardens.com)

# A Kinder, Gentler, Greener Way of Life

Just an hour's drive from Chicago and minutes from New Buffalo, Michigan, Avant Gardens is an eco-friendly development of twenty-three exclusive homesites set on 103 pristine acres of lush woods and natural prairie. The gated community includes a private clubhouse, in-ground pool, and a 60-acre Wildlife and Forest Preserve — all reserved for the sole enjoyment of the residents at Avant Gardens.

Avant Gardens is located in Galena Township in the Northern-most section of La Porte County, about 10 miles from the Indiana-Michigan border and these additional attractions:

- Lake Michigan beaches
- Public and private golf courses
- Horse stables
- Nature preserves
- Four Winds and Blue Chip casinos
- Orchards and vineyards, and
- Michigan destinations of New Buffalo, Union Pier, Lakeside, and Three Oaks



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## Go Upscale and Get Down to Earth

The first custom home at Avant Gardens boasts a bold, modern architecture that allows expansive views of the woods to the rear and the prairie in the front. With 2 bedrooms, a bonus room, and 2.5 baths, the home embraces several eco-friendly features including radiant heat, dual-flush toilets, on-demand water heater, cellulose insulation, thermal windows, Energy Star appliances, and no-VOC paints. In addition, the house includes several luxury upgrades and enhancements such as:

- 1,400 sq foot courtyard with bluestone pavers, native plantings, and a rain barrel
- Front yard planted with native grasses and wildflowers
- 400+ sq foot screened porch with woodburning fireplace
- Custom Wood-Mode cabinets under a glass counter top
- Kohler bath fixtures
- Accent lighting from Lightology



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