



HERON LAKE

UPSCALE LAKE LIVING
COMMUNITY

8 MINUTES FROM FT. WAYNE

TIMBERLIN

CUSTOM LUXURY HOMES

WELCOME TO THE HERON LAKE COMMUNITY

Enjoy Amazing community experiences with the ability to balance work with family and adventure. Heron Lake is conveniently located near Fort Wayne, and the development will include multiple sections for families, an all-sports lake with marinas, an island event center, a 3.5 mile trail, and a boutique winery — all within walking distance.

Natural beauty and a fun community experience come with your home, and you'll fit right in!

SCHEDULE A TOUR TODAY

* Pictures are for artist comps and not actual images of future site.



THE HOTEL & WINERY



HERON ISLAND & EVENT CENTER



HERON CIRCLE



HERON TRAIL



THE MARINAS

A supporting mini boutique hotel with a winery is envisioned. The Guest Center will accommodate visitors who wish to have an extended winery experience and also those involved in events at the Island.

NOTED ON MAP: HOTEL 🏠 WINERY 🍷

Central to the community at Heron Lake, the Island Event Center will provide an ideal space for gatherings and celebrations with an ambience exclusive to lake living.

NOTED ON MAP: 🏠

The commercial elements at Heron Circle will support the community feel with proposed uses such as a boutique winery, grocery, retail, and professional services.

NOTED ON MAP: ●

The Heron Trail is interconnected paths with 3.5 miles of paved or cobbled multi-use trail encircling the entire Heron Lake site. This paved trail will be 12 feet in width and will support biking, jogging and walking.

NOTED ON MAP: 🚶

The marinas will provide direct lake access for those residents not located on lakefront lots. Lakefront residents may also rent slips at the marinas should they choose to not place a dock on the lake.

NOTED ON MAP: 🛥

RESERVA BY TIMBERLIN HOMES

Experience lake life in a modern way. The Reserva is a townhouse option, situated along the west shore.

TOWNHOUSE: 2 & 3 Level Homes
1,500 sft
TOTAL UNITS: 15

VINEYARDS

You'll enjoy the convenience of all the amenities of Heron Lake with the lots available in the Vineyards.

TYPICAL LOT SIZE: 85ft x 150ft
TOTAL LOTS: 41

SPRINGS

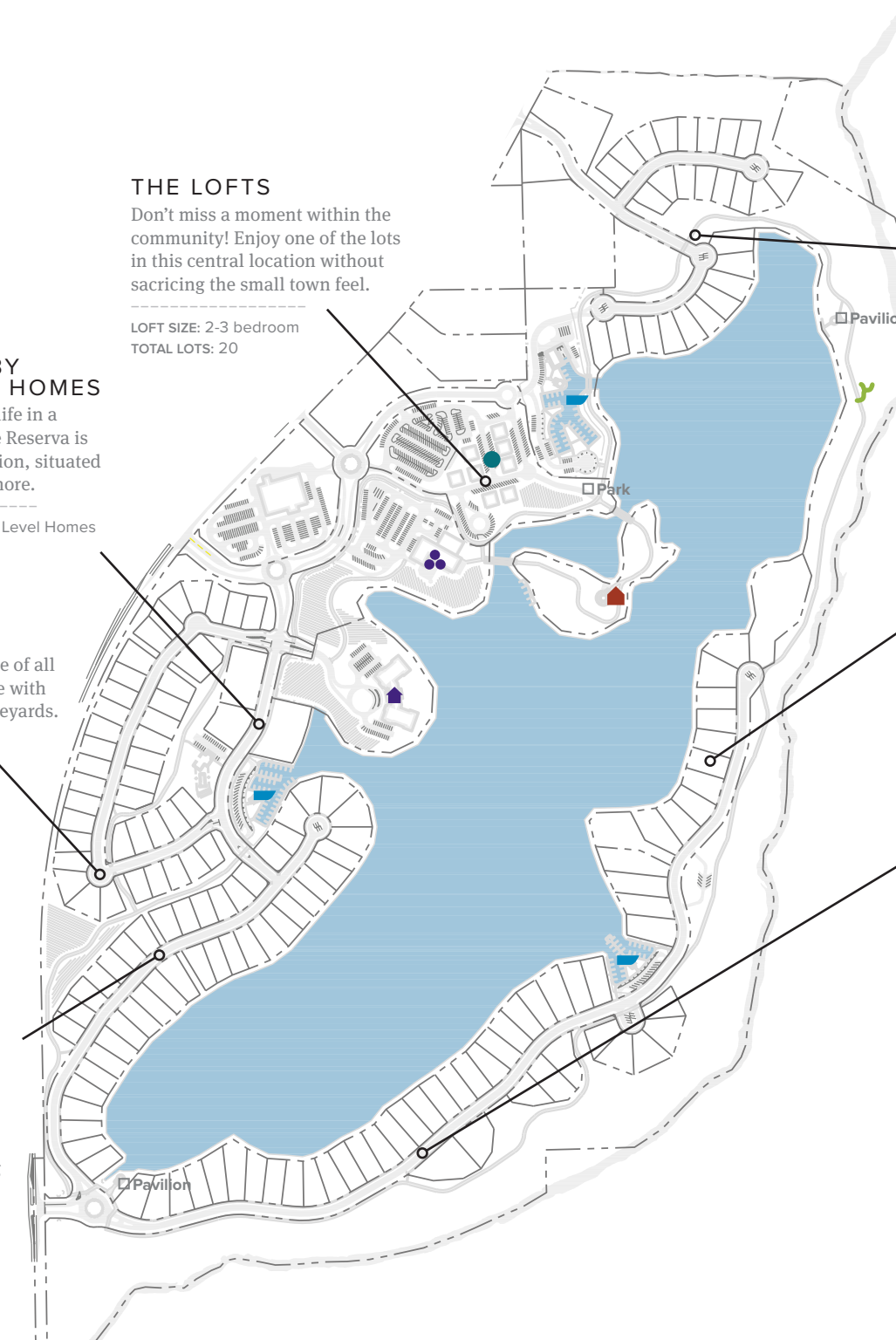
With a variety of house orientations, the Springs is exactly what you're looking for if you want options.

TYPICAL LOT SIZE: 75ft x 185ft
TOTAL LOTS: 44

THE LOFTS

Don't miss a moment within the community! Enjoy one of the lots in this central location without sacrificing the small town feel.

LOFT SIZE: 2-3 bedroom
TOTAL LOTS: 20



MEADOWS

If you're looking for a Villa-style home, the Meadows offers everything you expect — right on the north end of the lake.

TYPICAL LOT SIZE: 75ft x 185ft; 85ft x 150ft
TOTAL LOTS: 16

BLUFFS

You can experience the most secluded place on Heron Lake by choosing a lot in the Bluffs.

TYPICAL LOT SIZE: 95ft x 185ft
TOTAL LOTS: 16

ESTATES

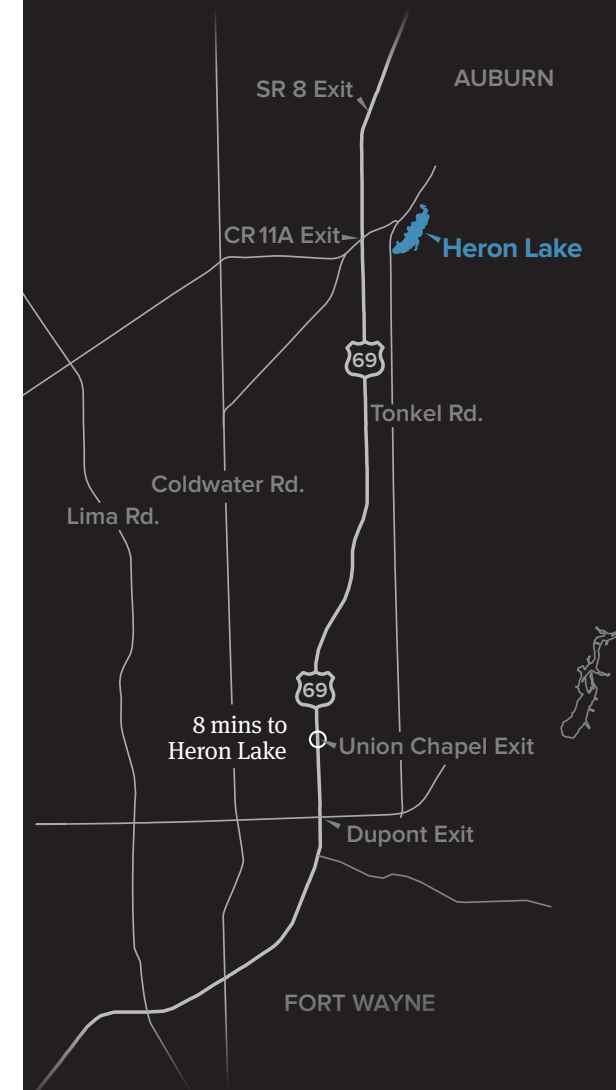
Peace and quiet is available to you with a lot in the Estates, while still giving you the convenience of community life.

TYPICAL LOT SIZE: 85ft x 200ft
TOTAL LOTS: 38

*Lot section dates of opening are approximate and dependent on developer.
Note: There are minimum Sq. Ft. home size requirements for specific sections.

LOCATION

Heron Lake is located just off of I-69 at exit 326 on the south side of the City of Auburn. Entrance located at the intersection of CR11A and CR427.





306 ACRE MIXED USE
DEVELOPMENT CENTERED
ON A MILE LONG 100 ACRE
PRIVATE ALL-SPORTS LAKE

THE TIMBERLIN DIFFERENCE *Building Life*



OUR BUILDING PROCESS

Timberlin Homes is a custom builder of luxury lake homes in Northeastern Indiana.

Timberlin focuses on the details of every home and creates comfortable living environments that compliment the natural surroundings at the lake. We guide you through the creative process and explore architecture, layout and interior design elements that demonstrate your style.



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