



## THE COTTAGES *at Carmel*

# There's nothing like us in Carmel.

THE COTTAGES AT CARMEL



### NOW BUILDING

#### Project

The Cottages at Carmel is the perfect place to simplify your life with main-floor living, in a low-maintenance community, in the heart of Carmel.

#### The Cottages at Carmel Features

- 4 distinct floorplans
  - Main-floor masters
  - 2nd floor master
- 2– 4 bedrooms
- Up to 2,300+ square feet
- 40 homesites
- Maintenance-free exteriors
- Sunroom and basement upgrades
- Charming cottage bungalows with great use of space and plenty of storage
- Fully-decorated and furnished model
- Priced from \$259,900

### BUILDER

Highline Construction's specialty is the development, building and sale of multi-home communities. In addition to multi-family, Highline employees have many years' experience with custom home building, as well as a background in commercial construction.

#### Highline Active Projects

- Champions Way City Homes and Legends Row Condominiums  
*For-purchase real estate in Kite Realty's Eddy Street Commons, a multi-use community at the University of Notre Dame*  
[www.eddycommons.com](http://www.eddycommons.com)
- Irish Crossings Townhomes  
*Townhome community popular with Notre Dame alumni and supporters*  
[www.IrishCrossings.com](http://www.IrishCrossings.com)
- Irish Row Luxury Apartments  
*Notre Dame student apartments*  
[www.IrishRowApartments.com](http://www.IrishRowApartments.com)

#### Highline Recently Completed Projects

- Wexford Place  
*Notre Dame Townhome Community*
- Dublin Village  
*Notre Dame Townhome Community*
- Windermere Place Apartments  
*Student apartments at Ball State University*
- McCormick Place Apartments  
*Student apartment complex at Purdue University*
- Sunnyside Shoppes  
*Northeast Indianapolis retail strip center*

Due to continued product improvement, materials are subject to change. Every effort will be made to substitute materials of like or upgraded quality. 10.10

## HIGHLINE PARTNERS CUSTOM HOME EXPERIENCE

In addition to multi-family and commercial construction, Highline team members have extensive backgrounds in custom home design and construction.

### Precedent Homes

- Windermere Villas, Fishers, IN  
*Zero-lot line, one-story homes designed for empty-nesters*
- Highline partner, Tom Troeger's, Precedent Homes was established as the residential component of Indianapolis developer The Precedent.

### Troeger Homes

- Indianapolis custom-home builder (1988-1998)
- Designed and built custom homes in the northside Indianapolis areas of Geist, Fishers and Carmel with homes priced over \$400,000.

### The Estridge Group

- Highline partner, Troeger, joined The Estridge Group at their first community, Copperfield, in 1984. Troeger worked with Estridge growing their "tract home" product division until going out on his own to build custom homes.
- On-site construction manager, Dave Redlin, is also a former The Estridge Group employee.

## KEY PEOPLE

Meet your Cottages at Carmel contact people.



### Tom Troeger

Highline partner and Cottages at Carmel developer/builder, Tom Troeger, often meets with those interested in a Cottages at Carmel home.



### Dave Redlin

Dave is your on-site construction expert. He'll provide building information and details and be sure your home is created just as you envisioned.



### Justin Moffett

Justin Moffett, broker at F.C. Tucker's Nina's Team, is a Carmel, Indiana expert and resident. Justin assisted in the design and development of The Cottages project.



### Dianne Gaughan

Highline employee, Dianne Gaughan, can be found in the Cottages sales model when Justin and Nina's Team are not in residence. Dianne can help you with floorplan information, home design and selections.

Contact Dianne at 317.580.9130  
or [Sales@CottagesAtCarmel.com](mailto:Sales@CottagesAtCarmel.com).



## MODEL HOURS

Visit The Cottages at Carmel's fully furnished and decorated model open:

Monday–Friday: Noon to 6 PM

Saturday: 10 AM to 6 PM

Sunday: 12:30 PM to 6 PM

GPS Directions: 531 S. Guilford Rd., Carmel, IN 46032

For details, contact us at 317.580.9130 or [Sales@CottagesAtCarmel.com](mailto:Sales@CottagesAtCarmel.com). Or see us on the web at [www.CottagesAtCarmel.com](http://www.CottagesAtCarmel.com).

