



HIGHCROFT

APARTMENT HOMES *Ridge*



HIGHCROFTAPARTMENTS.COM
(860) 254-4141





At Highcroft Ridge Apartment Homes

Imagine a place where nature inspires art,
and creativity is second nature.

Where your salad was just picked by your neighbors.

Where evenings are lit by fireflies, not cellphones.

A place close enough to the city
to remind you how far you've come.

LAND HERE.





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A HEIGHTENED APPROACH TO APARTMENT HOME LIVING

Perched on a hill above town and surrounded by nature, Highcroft Ridge is sustainably designed and filled with world-class exterior living spaces and inspired apartment interiors.

HIGHCROFTAPARTMENTS.COM

Suburban sprawl doesn't inspire.

You'd happily trade pre-fab cookie cutter
for rustic brownstone.

You crave the sight of rolling hills
and the smell of fresh-baked bread.

You long to simplify.

LAND HERE.







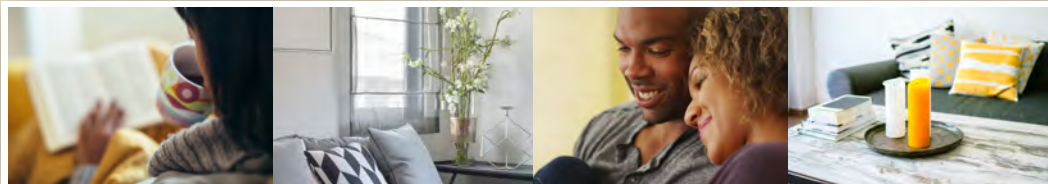


NEIGHBORHOOD & AMENITIES

At the edge of historic Simsbury Town Center is the stunning boulevard entry into The Powder Forest with its expansive brownstone walls and flowering trees beckoning you upward. At the top, you will find Highcroft with its inviting village feel, featuring:

- A naturally-inspired setting, high atop the ridge of The Powder Forest neighborhood.
- Highcroft Lodge, the onsite resident center, offers a lounge, gathering rooms, business center, game gallery and entertaining kitchen.
- The Fitness Center offers cutting-edge weight training, cardio-fit, and stretching equipment.
- The saltwater pool with loungers and cabanas boasts a large sunning terrace. The patio features covered porches, an outdoor grilling kitchen, bocce court and a relaxing fire pit.
- Plenty of other spaces to entertain and unwind at the Playscape, Dog Park, Grilling Areas and in the Village Green.
- Devotedly constructed by a Certified Green Builder with an eye for conservation meeting Energy Star Standard 3.0.
- Shingles, columns, windows, and doors inspired by the Craftsman architectural design movement.
- Cut from the authentic fabric of Simsbury using brownstone in the iconic style of this historic town.
- It's a short jaunt to local grocery, coffee, restaurants, recreation and music venues.
- Ride & discover why Simsbury is the first town in Connecticut to receive a Silver Level Bicycle Friendly Community designation.





INTERIORS

Highcroft Ridge's beautifully appointed residential apartment homes boast a long list of inspired details. Here are some of the distinctive features you'll enjoy:

- Luxurious wood-style plank flooring in the entry, kitchen and living rooms.
- Wood Shaker-style cabinetry with dovetail drawers, stainless steel Euro-style hardware, and crown molding.
- Granite countertops with subway tile backsplash.
- Nine foot ceilings and crown molding with some units featuring ceilings raised to ten feet.
- Premium carpeting with upgraded padding in bedrooms.
- Upgraded stainless steel Energy Star appliances including refrigerator with icemaker, and washer & dryer in each residence. Two bedroom units feature side-by-side refrigerator with ice and water dispenser.
- Wood Shaker-style vanities with granite tops, under-mount sinks and Travertine-style flooring in baths.
- Private patio or deck.
- Gas fireplace with built-in cabinetry available.*
- Garage options galore: direct access, private in-building garages, and additional detached garages available.*
- Bicycle storage in each building.
- Energy Star 3.0 rated high-performance insulation and windows, gas heat and hot water.
- Engineered construction with enhanced sound insulation between units and floors.
- Available Comcast fiber optic services.
- Key fob controlled building and clubhouse access.

*in select homes



Your alarm clock is a bluebird.

Your commute might involve a bicycle.

You are friends with your grocer,
your florist and your planet.

Your dream is your life.

LAND HERE.





BUILDING BETTER... SUSTAINABLY

Highcroft features Low Impact Development (LID) engineering strategies that include groundwater recharge for irrigation use. Deep craftsman-style overhangs for optimal seasonal sun exposure and LED lighting for reduced energy consumption.

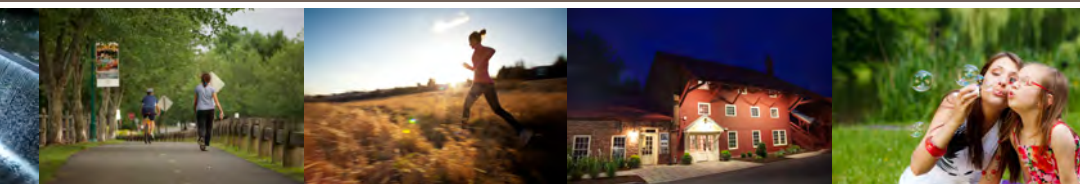
As one of Connecticut's first Energy Star builders, the Landworks/Nelson Construction team continues to focus on excellent design, quality materials, and energy efficient construction. In a changing world of environmental awareness and rising energy costs we lead the way by building better homes.

The result has been a series of highly successful communities in the Farmington Valley. Since 1995, the Landworks/Nelson Construction team has garnered 33 awards from local, regional and national organizations, receiving recognition for every one of their developments.

Quality materials, fine craftsmanship and superior design guarantee each home's lasting beauty and with lower maintenance. Sensitive site design and generous landscaping ensure old-fashioned charm in each neighborhood they create.

LandworksDevelopment.com





LOCATION

Life in Simsbury is the antidote to today's stresses. Well known as a quintessential New England town, Simsbury is focused on two important elements: community and nature.

Through the seasons, resident life centers around the rolling hills and the Farmington Valley. Recreational options include kayaking, biking and running along the Farmington River, golfing and sharing a blanket to see world-class performances at the Simsbury Meadows Performing Arts Center.

The town offers so many charming places for people to gather, including the award-winning Millwright's Restaurant & 1680 Tavern. With private and public schools ranked as some of the best in the nation and Simsbury voted one of Money Magazine's top ten 'Best Places to Live,' it has proven to be an ideal place to start a life, raise a family and build a legacy.

Learn more at

Life IN **SIMSBURY**
WWW.LIFEINSIMSBURY.COM



Hop Brook Road

Great Pond Road

Simsbury Farms
Golf Course, Pool & Tennis

Hop Meadow
Country Club

Simsbury
High School

West Street

309

167



Stratton Brook Road

Ensign
Memorial Forest

167

Bushy Hill Road



Powder
Forest Ln

Highcroft
Place

Powder
Forest Dr

Stratton Brook Road


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APARTMENT HOMES

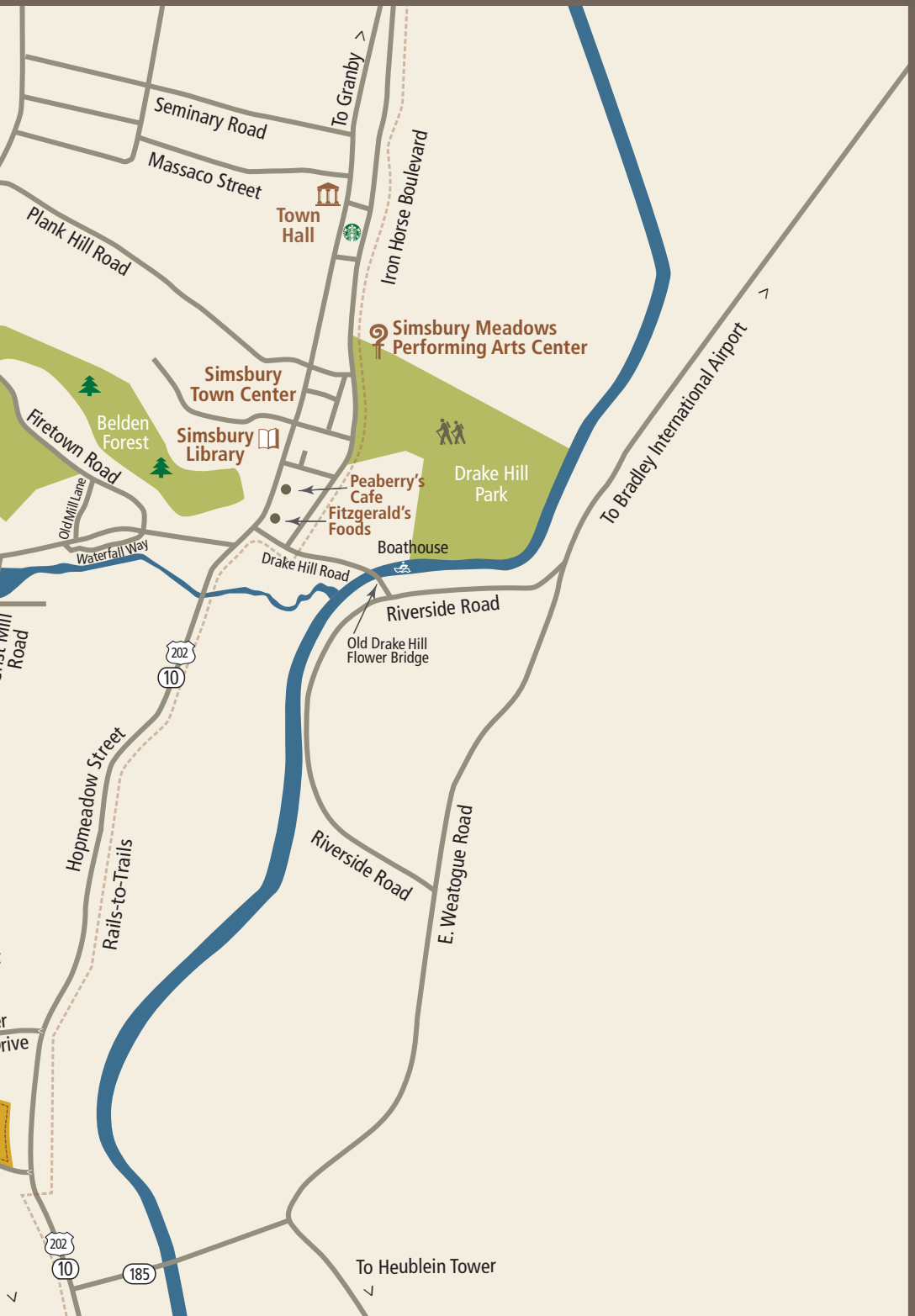


1100 Highcroft Place Simsbury, CT 06070
GPS: 225 Powder Forest Drive


Ethel Walker
School

< To Avon

To Hartford, CT





SITEPLAN

1100 Highcroft Place | Simsbury, CT 06070
(860) 254-4141



FLOORPLANS



FLOORPLANS FOR SELECTION

Alta - 860 Sq. Ft.
1 Bedroom / 1 Bath

Elevation - 985 Sq. Ft.
1 Bedroom / 1 Bath/Den

Hillside - 910 Sq. Ft.
1 Bedroom / 1 Bath

Ovation - 1,215 Sq. Ft.
2 Bedroom / 2 Bath / Garage

Stoneview - 1,230 Sq. Ft.
2 Bedroom / 2 Bath / Garage

Upland - 1,240 Sq. Ft.
2 Bedroom / 2 Bath / Garage

Vista - 1,415 Sq. Ft.
2 Bedroom / 2 Bath / Direct Garage

Wendover - 1,505 Square Feet
2 Bedroom / 2 Bath / Den / Direct Garage



FIRST FLOOR

All photos, renderings, floor plans, maps, and images used herein are artists' conceptions; dimensions, square footages and features herein are not to scale and are for illustrative purposes.



1100 Highcroft Place
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