

# SERENITY, CONVENIENCE &

# *Living*

## TIMBER KNOLL PLATS 1 & 2

*West Des Moines, Iowa 50266*



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*The*  
**PRESERVE**

# A HIDDEN *gem*

*Discover Timber Knoll at the Preserve, where your dream home can be nestled between natural prairie and preserved woodlands. This exclusive neighborhood offers a stunning mix of rolling hills, flat prairies, tranquil ponds, and conservation land. Enjoy the peaceful serenity of a rural homestead, all just 5 minutes away from the abundant amenities of West Des Moines.*

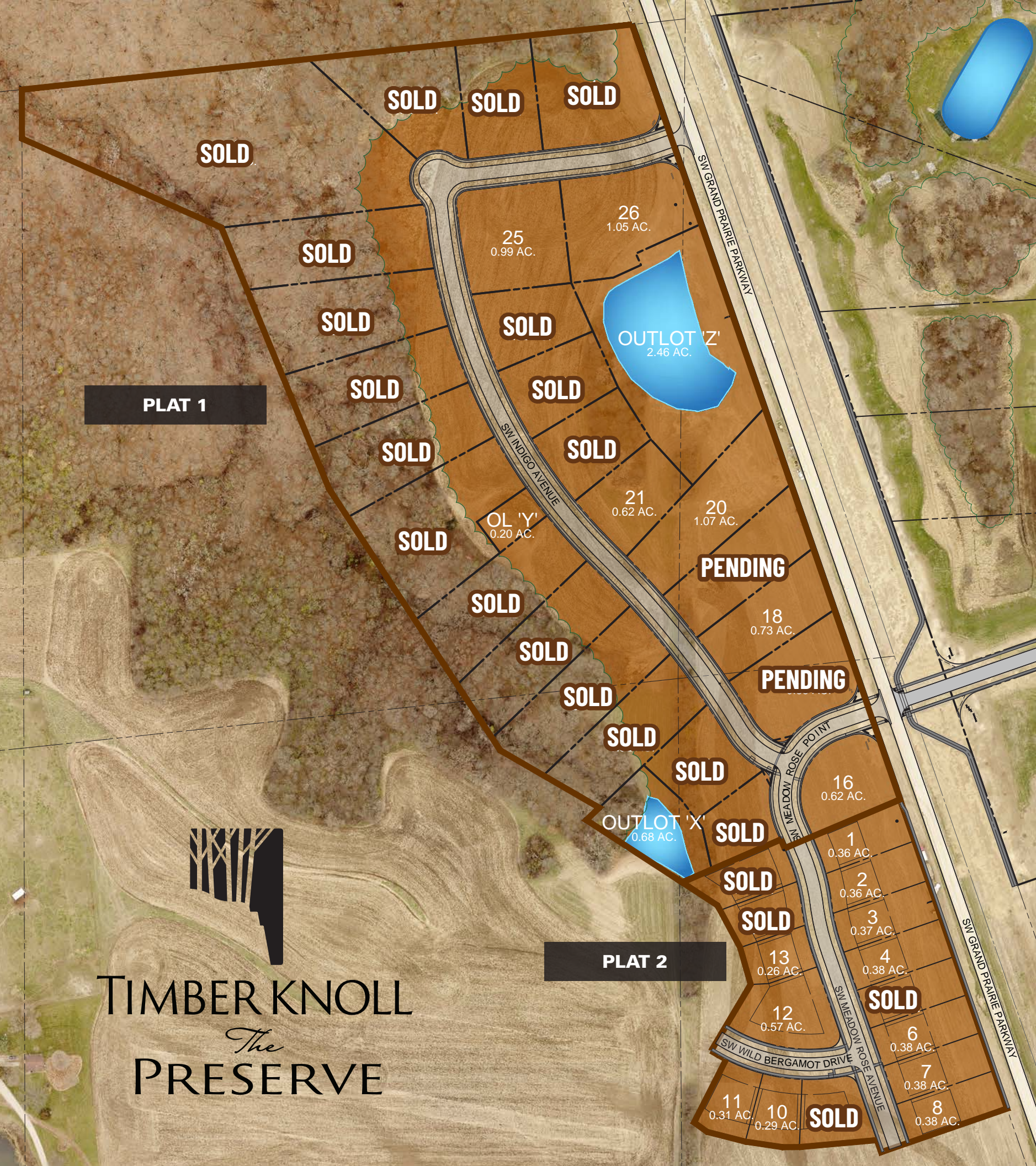
# WHERE NATURE MEETS *neighborhood*

- West Des Moines address
- Van Meter School District
- City water & sewer
- Daylight & standard lot opportunities
- Bring your own builder
- Proximity to shopping, dining & entertainment
- High-speed internet availability
- Quiet, family-friendly neighborhood

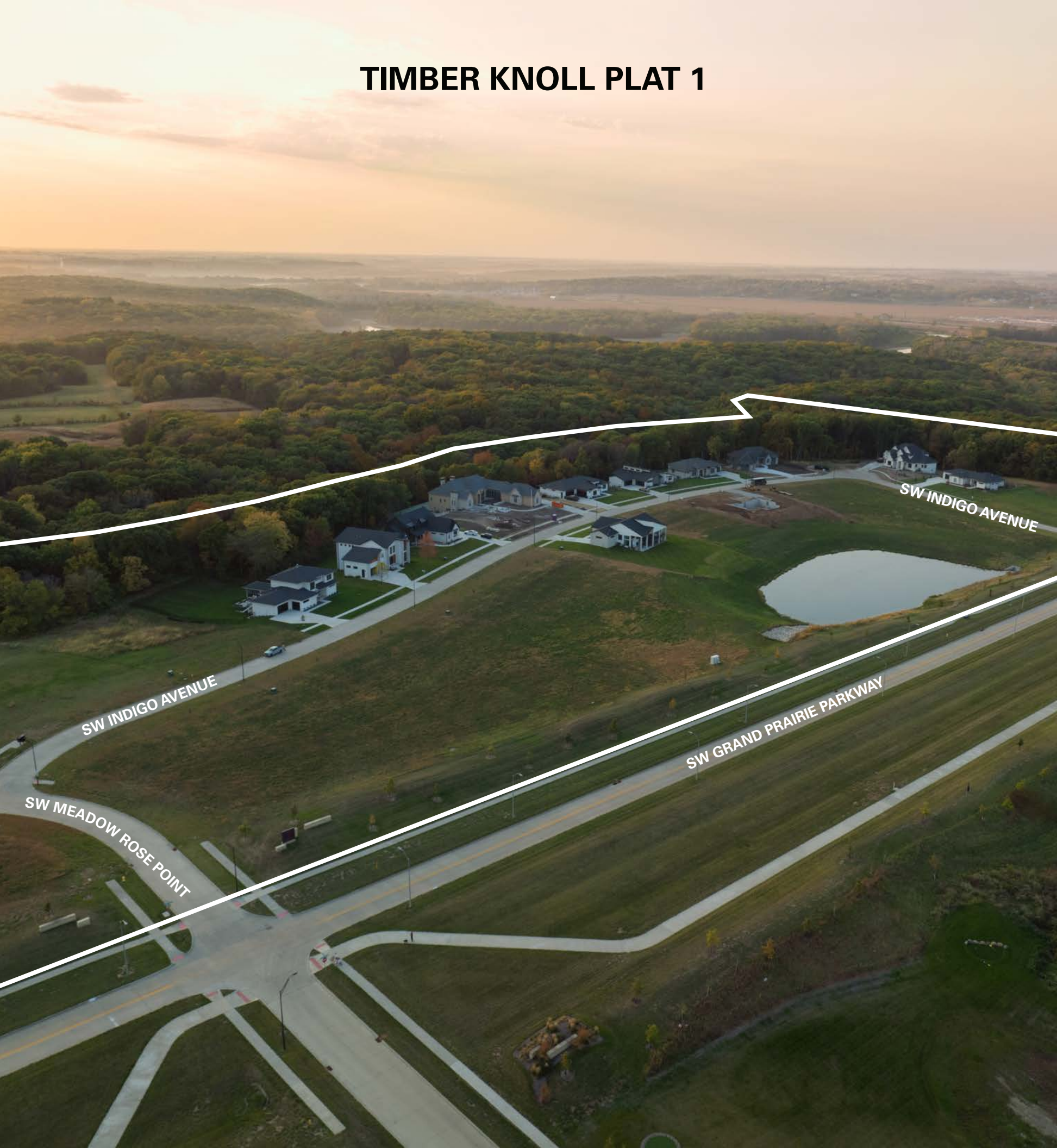


# TIMBER KNOLL AVAILABILITY

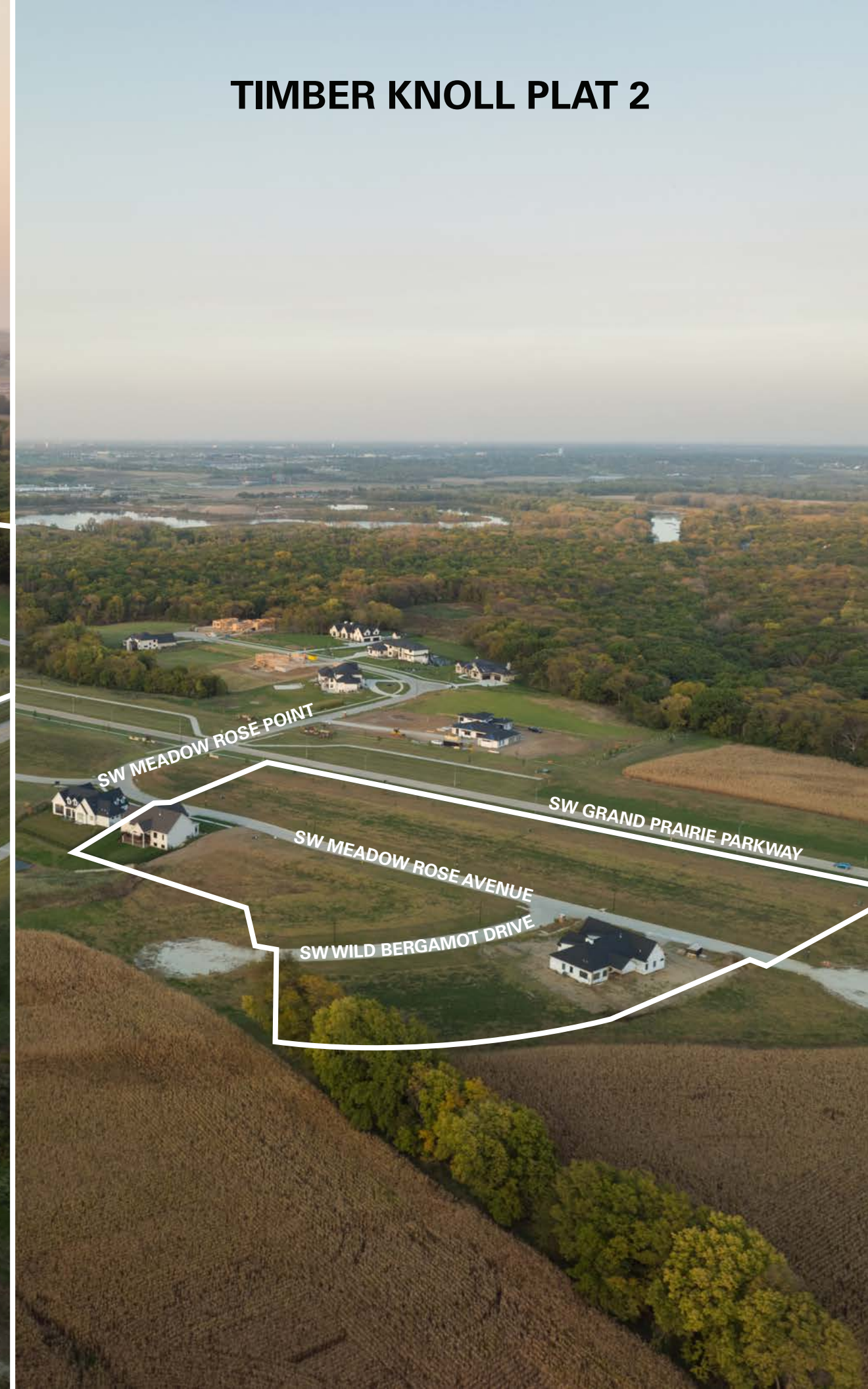
LOT	STREET ADDRESS	DETAIL	LOT PRICE	ACRES
<b>PLAT 1</b>				
16	3810 SW Meadow Rose Ave	standard	\$150,000	0.62
18	3774 SW Indigo Ave	standard	\$175,000	0.73
20	3746 SW Indigo Ave	standard	\$225,000	1.07
21	3732 SW Indigo Ave	standard	\$190,000	0.62
25	3630 SW Indigo Ave	standard	\$225,000	0.99
26	3518 SW Indigo Ave	standard	\$200,000	1.13
<b>PLAT 2</b>				
1	3834 SW Meadow Rose Ave	standard	\$140,000	0.36
2	3846 SW Meadow Rose Ave	standard	\$140,000	0.36
3	3858 SW Meadow Rose Ave	standard	\$140,000	0.37
4	3870 SW Meadow Rose Ave	standard	\$140,000	0.38
6	3894 SW Meadow Rose Ave	standard	\$140,000	0.38
7	3906 SW Meadow Rose Ave	standard	\$140,000	0.38
8	3918 SW Meadow Rose Ave	standard	\$140,000	0.38
10	10534 SW Wild Bergamot Dr	standard	\$140,000	0.29
11	10546 SW Wild Bergamot Dr	standard	\$140,000	0.31
12	3875 SW Meadow Rose Ave	daylight	\$175,000	0.57
13	3863 SW Meadow Rose Ave	daylight	\$150,000	0.26



# TIMBER KNOLL PLAT 1

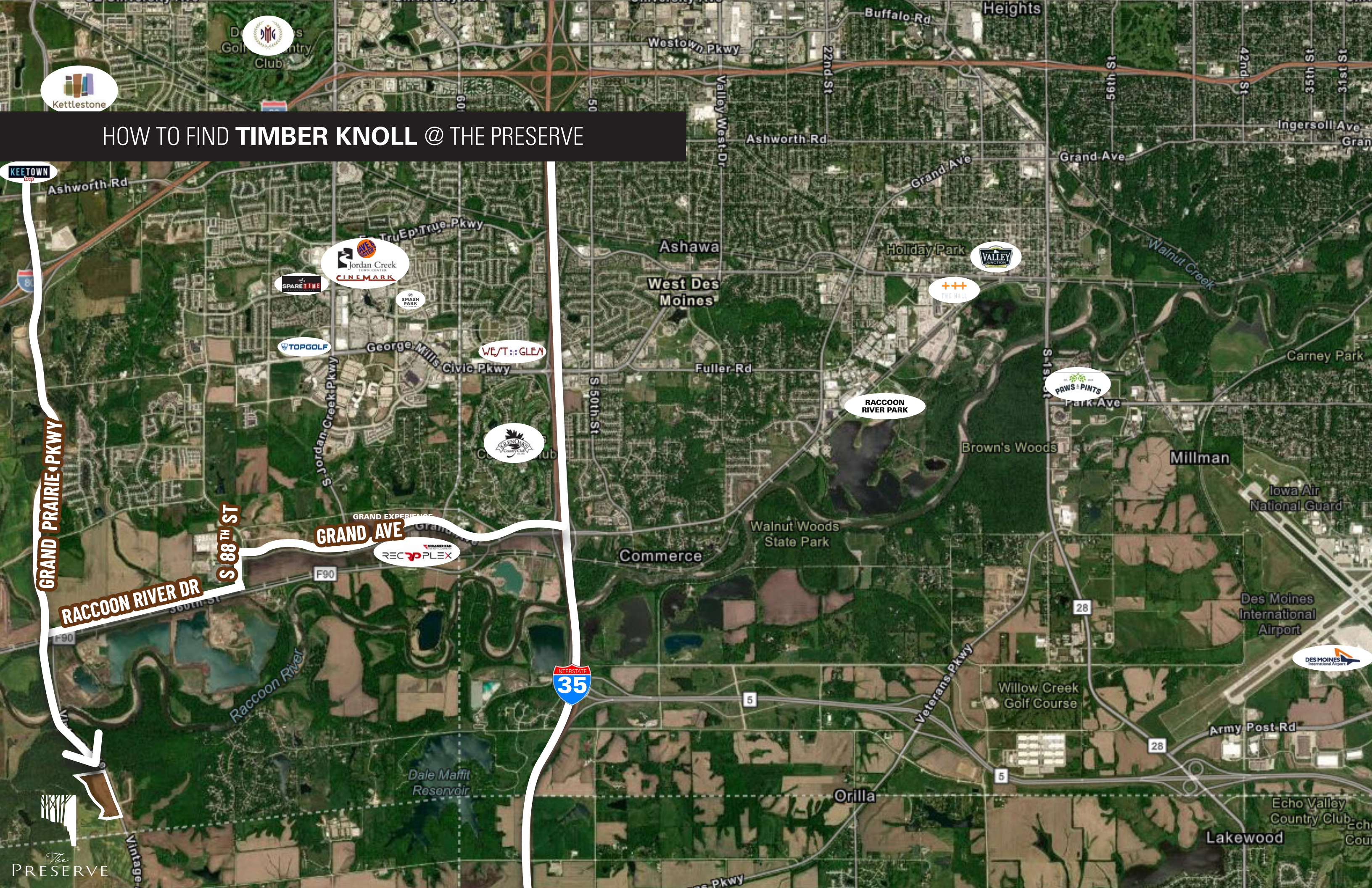
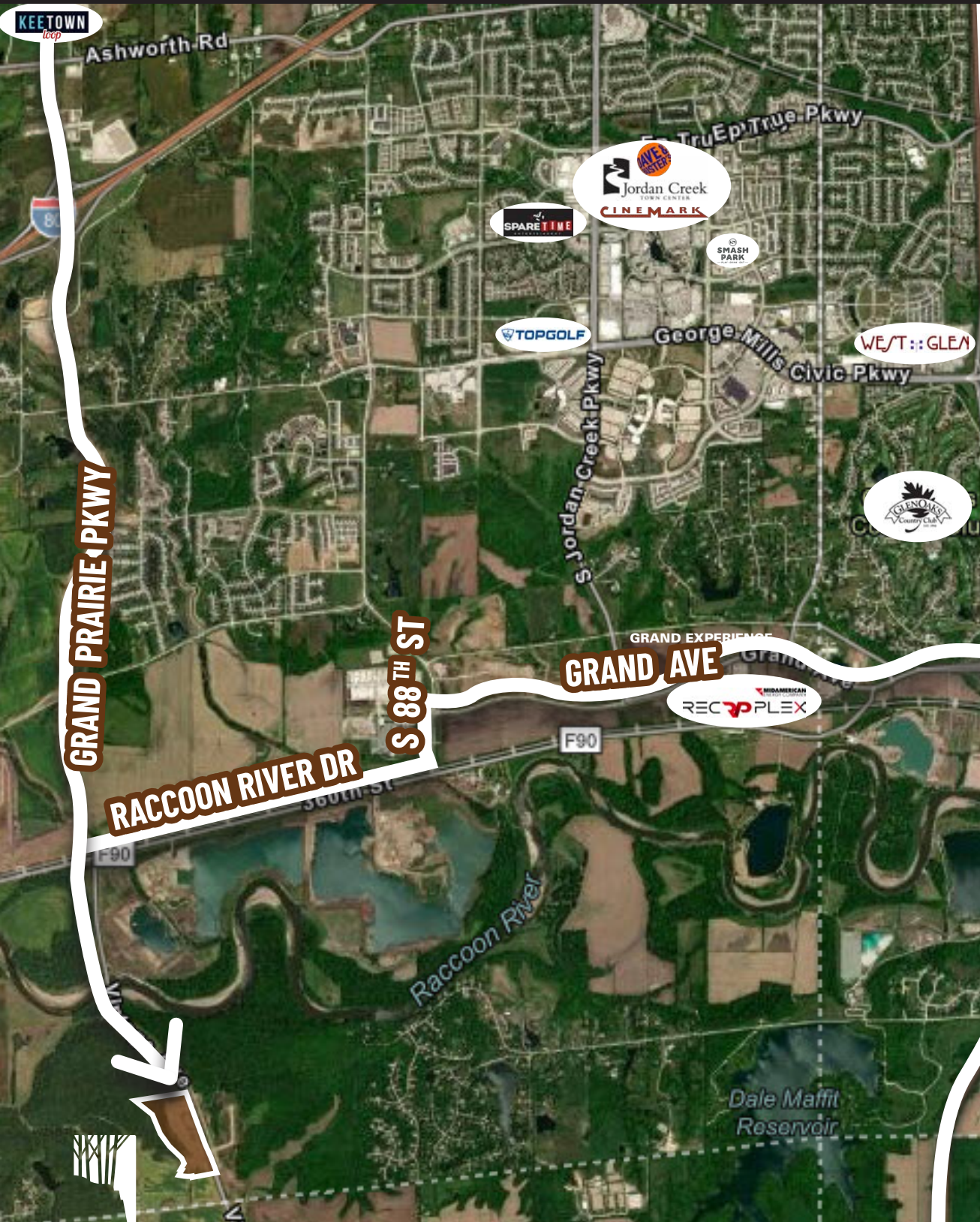


# TIMBER KNOLL PLAT 2





# HOW TO FIND **TIMBER KNOLL @ THE PRESERVE**



GRAND PRAIRIE PKWY

S 88th ST

RACCOON RIVER DR

GRAND AVE



THE PRESERVE

RECAPLEX

TOPGOLF

Jordan Creek TOWN CENTER CINEMARK

SPARE TIME

SMASH PARK

WEST::GLEN



George Mills Civic Pkwy

West Des Moines

Ashawa

RACCOON RIVER PARK



PAWS & PINTS

Park Ave

Millman

Iowa Air National Guard

Des Moines International Airport



Willow Creek Golf Course

Army Post Rd

Echo Valley Country Club

Lakewood

Orilla

Commerce

Walnut Woods State Park

Brown's Woods

Carney Park

Walnut Creek

Grand Ave

Grand Ave

Ashworth Rd

Westown Pkwy

Buffalo Rd

Heights

Ingersoll Ave

42nd St

35th St

31st St

1st St

22nd St

Valley West Dr

50th St

60th St

Des Moines Golf & Country Club



# TIMBER KNOLL

*The*

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**KNAPP**  
PROPERTIES

**JSC**