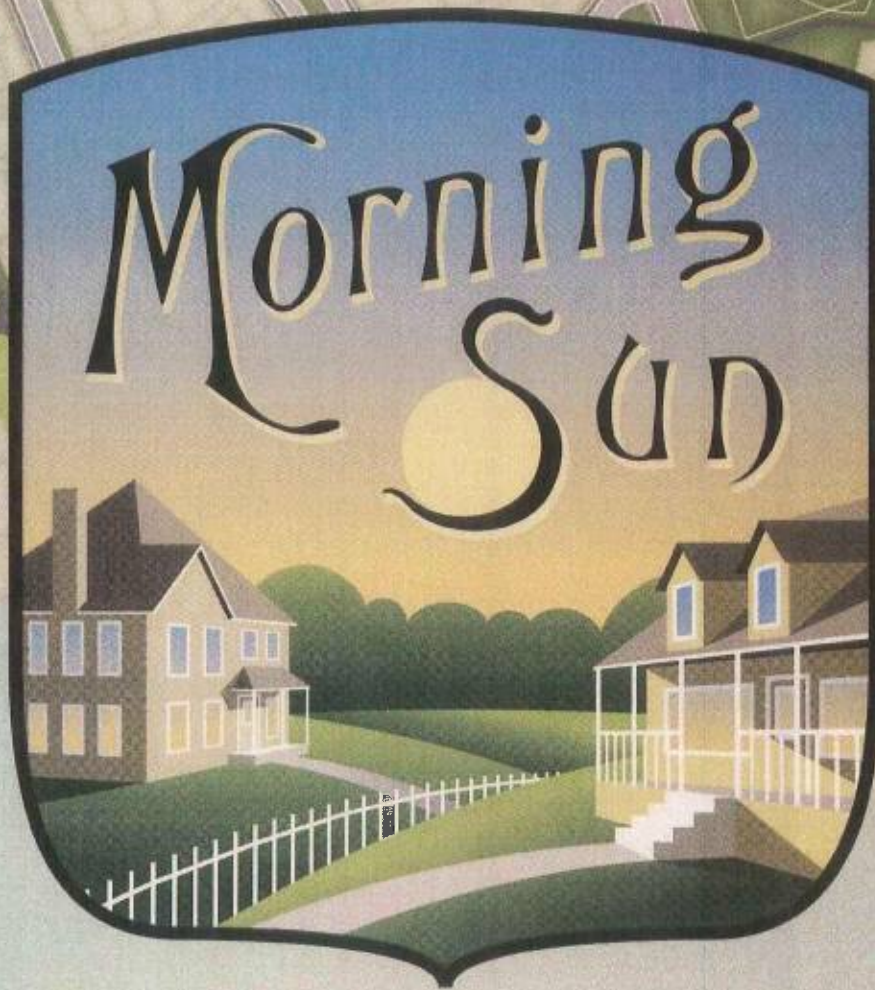


*Master Planned Community Featuring Single Family, Twin Homes & Townhomes*



A Master Planned Community  
Lindstrom, Minnesota

*Developed by:*

**LYMAN PROPERTIES, LLC**

*"We build neighborhoods, not collections of houses!"*



-  EXISTING WETLAND TO REMAIN
-  PONDING
-  HOMES & YARDS
-  OPEN SPACE WITH NATIVE PLANTINGS
-  ORNAMENTAL OPEN SPACE AND R.O.W. (PARKS, LAWN, PLAYGROUND)
-  REMAIN IN NATIVE STATE
-  WOODLAND



ACTUAL ON-SITE PHOTO

Nestled in an area of lakes and open spaces, *Morning Sun* is a neighborhood for all lifestyles..

*Morning Sun* offers a wide variety of housing price and style choices crafted by a quality group of new home builders. *Morning Sun* has an excellent selection of homesites to meet your most critical requirements.



ACTUAL ON-SITE PHOTO

*Morning Sun* features over 170 acres dedicated to parks and open space, including a future natural resource park located on the southern shores of Sunrise Lake. The park area will encompass a large wetland, large wooded areas, bluff and a re-established natural prairie. Two trails will provide access to a proposed canoe launch area to be developed by the City.



*Morning Sun* will offer exceptional values, a quality lifestyle for both active and passive enjoyment. This distinctive new neighborhood offers all the "big city" amenities within a peaceful small town environment.

COUNTY ROAD

TWIN HOMES

TOWNHOMES





*Morning Sun* has been carefully master-planned for the thoughtful integration of all its residential components.

Special attention has been given to the movement of people throughout *Morning Sun*. Sidewalks will line the streets and a trail system will wind throughout the neighborhood to promote pedestrian traffic and neighborhood interaction. In addition, *Morning Sun* will ultimately have three neighborhood parks owned and operated by the City of Lindstrom.

Extensive care has been taken to preserve the existing wetlands and create new water features to complement the country-like setting.

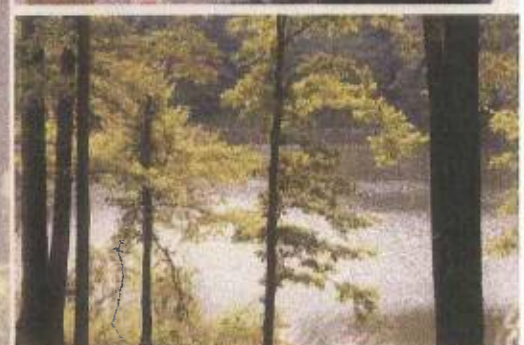
*Morning Sun* is served by the highly regarded Chisago Lakes Area School District. (ISD #2144)

*Morning Sun* offers protective covenants and architectural standards that encourage the lasting values of your home purchase.

The City of Lindstrom is in the center of three cities that comprise the Chisago Lakes Area. Situated within an easy commute to Minneapolis and St. Paul, and literally surrounded by lakes, *Morning Sun* is strategically located to provide access to all of the wonderful amenities of the bustling north metro region.

*Morning Sun* is a rural setting in a growing community with great traditions and public facilities with easy access to the Twin Cities.

It's a walk in the park...only it's your back yard. *Morning Sun* of Lindstrom.



Marketed by:



### Directions

1. 25 north to Highway 9; east to Lindstrom