

Why select *Windridge*?

The reasons are as varied as the residents of more than 200 homes that make up our community. In a recent survey we asked them why living here is so special....



"It's the heritage - a feeling of place."

Windridge evolved as part of the ultimate dream by Indianapolis financier Stoughton Fletcher. His 1916 mansion, Laurel Hall, was part of the 1,000-acre estate and is now home to a national collegiate fraternity. Many of the rare imported trees and landscape features can still be seen. Eventually over 100 acres were purchased by developer Robert Welch who, in 1975, began marketing the city's premier condominium community.

"We love the quiet"

Enjoy the peacefulness of nature. Read a good book while listening to the rustle of leaves. Many homes face the woods or deep ravines, allowing both privacy and serenity. The rolling terrain provides an oasis for city living.



"Everything we need is here, or near."

It's nice to know that quality merchants are virtually at your door....even walkable for exercise.

There's CVS, Speedway, Charter One and Regions Banks, Deering Cleaners, Starbucks, Lincoln Square restaurant and more! Dinius Auto Care and Noah's Animal Clinic are there too. Plus a Walmart Neighborhood Market in our shopping center. The result is less driving and more time to relax.

"The homes and settings are so different."

Windridge developed over time, so its many styles match a variety of tastes from traditional to contemporary. One, two, or three stories - single, duplex, or townhouse, you'll find just the right place to call home.



"The location fits our active lifestyle."



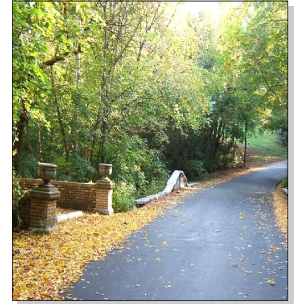
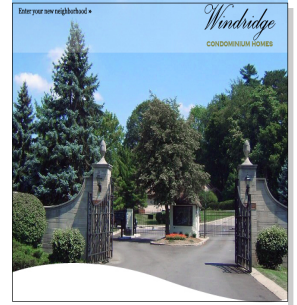
Walk, jog or bike to the Fall Creek Trail, then connect to the Monon. Use our tennis court or just take a stroll on our property. Fish, golf, picnic or ride your bike to nearby Fort Harrison State Park. It's all closeby.

"Security is really important to me."

How do you place a value on a sense of security... or the freedom to enjoy a late walk on a warm summer evening?

We have over 2 miles of private roads accessed by automatic gates. Those who reside here can walk the dog or ride their bike with less worry about traffic or personal safety.

Our many "Snowbirds" who head south for winter have peace of mind that everything is safely awaiting their return.



"The staff and board respond to our needs."

Our in-house management and maintenance personnel are able to serve Windridge residents exclusively. Their dedication and experience make a difference when assistance is needed. The 9-member board of directors and its supporting committees are responsible for both day-to-day operation and careful, long-term financial planning to ensure the future of the community. There are many opportunities for participation by residents who wish to get involved.

"My neighbors are wonderful."

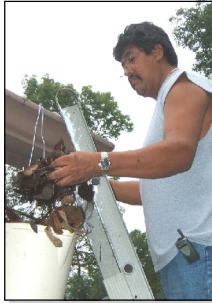


With over 350 residents, chances are you'll meet lots of friends who share your interests.

Some of the many club activities available to residents include bridge, book clubs, golf, dine-around and a needle and craft group to name a few. Residents are encouraged to add other activities that enrich the community.

We have a diverse mix of neighbors from many backgrounds. Their talents and skills add to the quality of our community.

At your service....



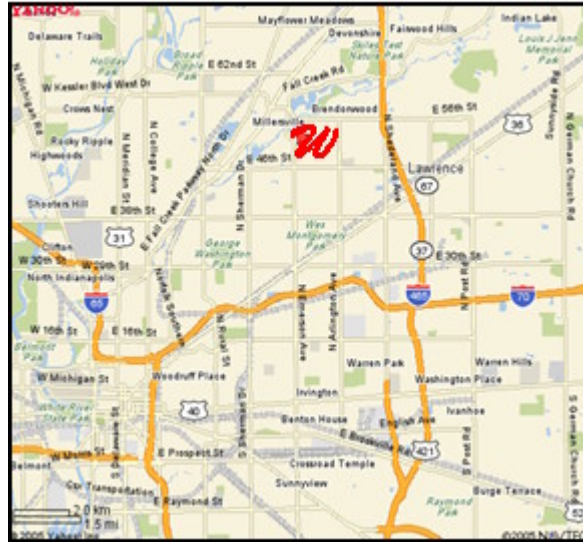
Windridge association fees cover a wide range of services and most exterior maintenance. Enjoy the freedom provided by the condominium lifestyle. Included are:

- Professional, in-house management
- Lawn mowing, weed control, pruning, fertilizing
- Water & sewer utilities
- Gutter cleaning, repair, and replacement as needed
- Exterior fire and casualty insurance
- Maintenance of roads, fences, and tennis court.
- Leaf removal from yards and grounds
- Roof repair and replacement as needed
- Masonry and siding repair
- Snow removal from streets, driveways and walks
- Exterior painting on a pre-determined schedule
- Termite treatment/control if needed
- Maintenance of security gates & support system



Lots of snow? Our professional staff and on-call contractors are ready to clear the roads, driveways and sidewalks!

Located in the city's heart...



Windridge residents enjoy a secure, peaceful setting but live just minutes away from dining, shopping, and cultural activities. With our quick access to I-70 and I-465, downtown and suburban destinations are both within easy reach. A trip to the airport is 20 minutes! The savings in drive-time and fuel expense are significant.

Click on the Current Listings tab on the Windridge website for information about available properties.

Discover the beauty and value of.....



Unique in Indianapolis...

*Windridge
Condominium Homes*



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