



MILLBRIDGE

LOOKING FOR A HOME TO CALL YOUR OWN?

WE'VE GOT YOU
COVERED.



A house in MillBridge offers you the perfect setting for the little moments you'll look back on and treasure. If you don't believe us, come see for yourself. We think you'll feel right at home.

At the intersection of small-town living and big-city convenience is an amenities-packed community on 900 acres of tree-lined streets in Waxhaw. You see, at MillBridge, you buy more than a house. You gain a lifestyle of community engagement, lifelong learning, entertainment, and a full-time Lifestyle Director to help you arrange all the fun. Nature parks and trails are just steps off the beaten path, while the resort-style amenities make you feel like you're on vacation year-round. When you want quick access to the city, no problem. Minutes away are top-notch schools, nicely-designed office parks and some of the best retail and restaurants around!

PLAY

There are so many playtime possibilities at MillBridge that your only problem might be finding time to squeeze them all in. From basketball at the outdoor airnasium and soccer and baseball games in Nesbit Park, to a 9,000-square-foot Community House with coffee café, a full fitness facility and movie theatre room, to the amazing pool pavilion with junior olympic pool, lazy river, water slide and more, there is something to entertain everyone. It's easy to see why MillBridge won the 2014 and 2016 Community Amenity Package of the Year*.

LEARN

At MillBridge, learning extends way beyond the classroom, and to all ages. Sure, Waxhaw is known for its highly-acclaimed Union County schools, but we also have opportunities for moms, dads, grandparents and even too-cool-for-school teens just steps from your home. We offer Community House lectures, movies, workshops and tutoring. There's even a free book swap program through the neighborhood's Little Libraries.

**Awarded by the Home Builders Association of Charlotte*



LIVE

Here you may take time out of your hectic life to relax, unwind...and truly live. Pop over to our nearby idyllic small town, Waxhaw. With quaint shops, restaurants and crowd-pleasing events and classes, this town's charm can't be beat. Or, breathe in a bit of nature with a hike or picnic at one of our many parks or trails. Here is where memories are made.

MEET

If you're looking for a community where your neighbors are your friends and your friends are your neighbors, you've found your home at MillBridge. Throughout the community there are gathering places that bring neighbors together—on the trails, at the pool, even walking the dog. Meet new friends at a Zumba class, a book club, ladies' night, or just over a latté at the coffee bar. Because here, it's not just streets that connect everyone together.

NEW HOMES FROM THE \$270s TO THE \$600s

MillBridge works with a select group of builders that construct beautiful homes in keeping with the community vision including:

- BONTERRA BUILDERS
- M/I HOMES
- PULTE HOMES
- LENNAR

For more information, please visit www.millbridge-nc.com.



MILLBRIDGE

1401 MILLBRIDGE PARKWAY
WAXHAW, NC 28173
704 843 3190

VERSION 1 4.6.17

AMENITIES AT A GLANCE

- 9,000-square-foot Community House
- Junior olympic and family fun pools with lazy river and water slide
- Fitness complex
- Movie theatre room
- Outdoor airnasium
- Playground
- Community parks, trails and greenways
- 60-acre Nesbit Park with soccer and baseball fields
- Classically-styled covered bridge
- Mill with working water wheel and outdoor party room
- Adjacent to Kensington Elementary School
- Nature Park

LANDEAVOR

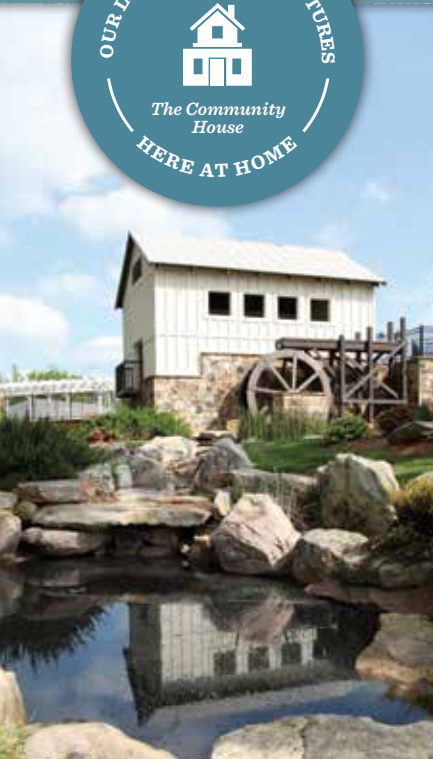
Landeavor is a full-service real estate development company launched in 2007 specializing in master-planned communities. Throughout their careers, the principals of Landeavor have been involved in the development of more than 50 successful communities in 26 markets throughout the Southeast. As the Landeavor portfolio grows, so does the commitment to developing the next great places people call home; communities built on a foundation of capital strength, insight and innovation as diverse as the land we develop. For more information, visit www.landeavor.com.



MILLBRIDGE

— *small town values* —
BIG ADVENTURES

THE COMMUNITY HOUSE



It's like your favorite coffee shop, movie theatre, arcade and party pad rolled into one. Your "second home" for connecting.

- Café area with coffee bar, baked goods and popcorn maker
- Library and kids' corner including video games and foosball table
- Lounge area
- Outdoor fireplace

- Second-story patio with welcoming French doors overlooking the pool pavilion
- Movie theatre with 14 elevated reclining chairs
- Outdoor event space with working water wheel and balcony overlooking Twelve Mile Creek
- Catering kitchen
- Summer camps, game nights and educational classes
- Full-time Lifestyle Director

THE POOL PAVILION



Lounge. Play. Work out. Our water wonderland awaits you and your family. If you feel like you're on vacation, you're at the right place.

- Junior Olympic lap pool
- Water slide
- Lazy river

- Aquatic playground with zero-entry splash pool
- In-house snack bar
- Shaded second-story balcony
- On-site swim lessons
- Youth swim team
- Water aerobics
- Early morning lap swimming

PARKS & TRAILS



Breathe in a bit of nature at the parks and trails with a hike, picnic or pick-up game. Connect to the great outdoors just steps from your home.

- Wide sidewalks lead to greenway trails
- Community trails along Twelve Mile Creek
- On-site parks with neighborhood softball and soccer leagues including a newly added Nature Park
- Open community lawns perfect for Frisbee, kickball or impromptu pocket park picnics
- Outdoor adventures at nearby Cane Creek Park with a 300-acre lake featuring swimming, fishing and canoeing, and trails for hiking and horseback riding
- Playground



THE FITNESS COMPLEX



Lace up your shoes and take advantage of state-of-the-art equipment without the pressure or cost of retail gym chains. Everything you need for an A+ workout is minutes from your door.

- Treadmills and elliptical training machines
- Free weights
- Nautilus® weightlifting equipment
- On-site Zumba®, yoga and boot camp classes
- Airnasium basketball court
- Wide sidewalks for walking and running
- Group trail runs



THE TOWN OF WAXHAW



If you were to describe an idyllic small town, it would be Waxhaw. From quaint shops and restaurants to crowd-pleasing events and classes, this town's charm can't be beat. *This small-town ambiance is a stone's throw from MillBridge.*

- Historic District with beautiful landmarks, homes and buildings including preservation society walking tours
- Antiques stores, quaint shops, a unique farm-to-table restaurant, and local brewery
- Waxhaw Farmer's Market with local produce, flowers, farm-fresh eggs and more
- Friday Night Concert Series (June through August)
- Pottery and glassblowing classes
- Twelve Days of Christmas events including parades, parties and horse-drawn carriage rides



THE PLAYGROUND



Hop, skip or jump over to the playground where kids and their imaginations can run wild. *MillBridge: never short on playtime possibilities.*

*Today I'm a castle.
Tomorrow I might be a spaceship.*



AWARDED 2014 & 2016 COMMUNITY AMENITY PACKAGE OF THE YEAR
by the Home Builders Association of Charlotte

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MILLBRIDGE

— *an overview of* —
OUR PARKS & TRAILS



At MillBridge, you're able to breathe in a bit of nature at our community parks and trails with a hike, picnic or pick-up game. Whether you're a nature lover, hiker or simply need to disconnect from the hustle and bustle of everyday life, you have the great outdoors just steps from your home.

In addition to our community trails and beautiful water features, the Carolina Thread Trail, a regional network of greenways, trails and blueways, runs right through the MillBridge community. The Thread Trail's mission is to preserve our natural areas and promote places of exploration. And a new cross-state suspension bridge now connects the Twelve Mile Creek Greenway in Waxhaw, N.C. with the Twelve Mile Creek Trail in Lancaster, S.C., creating four continuous miles of pathway.

- Wide sidewalks leading to greenway trails including the Carolina Thread Trail
- Community trails along Twelve Mile Creek
- On-site parks with neighborhood softball and soccer leagues
- Pocket parks and lawns perfect for Frisbee, kickball or an impromptu picnic
- Playground
- Outdoor adventures at nearby Cane Creek Park with a 300-acre lake featuring swimming, fishing and canoeing, and trails for hiking and horseback riding

WALKING TRAIL MAP



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MILLBRIDGE

— you're far from congestion, but —
CLOSE TO THE ACTION



POINTS OF INTEREST

- 1 Blakeney
- 2 Carolinas Health Care System
- 3 Nesbit Park
- 4 Waxhaw Animal Hospital
- 5 Waxhaw Library
- 6 Wesley Chapel Village Commons
- 7 Arboretum
- 8 Kensington Elementary
- 9 Cuthbertson Middle School
- 10 Cuthbertson High School

MillBridge is conveniently located near the city of Charlotte.

When you live in MillBridge, small-town charm and big-city conveniences are at your fingertips. One of the most idyllic small towns, Waxhaw, is in your backyard. And you're a stone's throw from the largest city in North Carolina, Charlotte.

MillBridge is just 15 minutes from the Ballantyne area, an upscale mecca for shopping and dining

located south of Charlotte. SouthPark Mall, an elite retail experience that includes Nordstrom and Neiman Marcus, is 30 minutes away. And you're 40 minutes from Uptown Charlotte, where you'll find major-league sports, an eclectic mix of restaurants, thriving nightlife, fascinating art museums and family favorites like the NASCAR Hall of Fame and Discovery Place science center.

The best part: knowing that your beautiful home in MillBridge is waiting for you when you return.