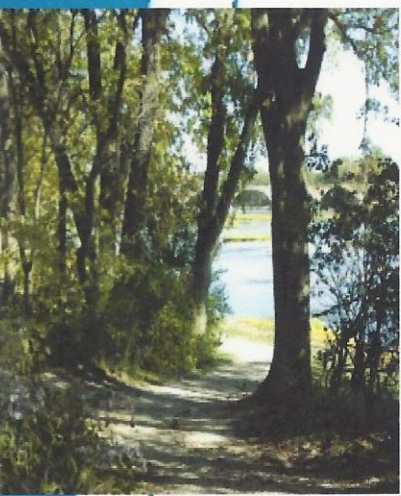
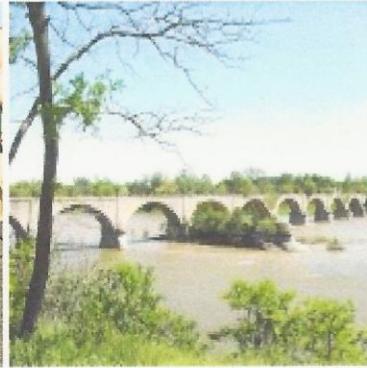


# Monclova and Waterville



A view from one of Waterville's stunning parks.



Both of these charming little villages on the outskirts of the Toledo metro area provide the peaceful sanctuary from the hustle and bustle of the big city. Both offer a close connection with nature, and both have the small-town charm of days gone by. Stroll through the streets, or play catch in one of their many parks—both of these cities offer a variety of ways to experience the natural beauty that surrounds them, without sacrificing its proximity to the entertainment of the city.

## About the Community



A man and his best friend take in the sights at Oak Openings Preserve



Children at Waterville Middle School

## Fast Facts

- Established in 1830
- 11,595 people come home to Monclova or Waterville.
- Is closely connected to nature and the Toledo area.
- 3 elementary, 1 middle school, 1 junior high, and 1 high school.



A mother and daughter at Waterville's Butterfly House.

## Parks and Recreation

Because of its location among miles of forest, rivers, and streams, Waterville and Monclova are unspoiled and completely unique. The area boasts eight separate parks, offering everything from nature hikes to swingsets. Additionally, Waterville's Butterfly House contains over 1,000 different species available for public viewing. However you choose to experience it, nature is at your doorstep.

## Schools

Rated Excellent with Distinction, the Anthony Wayne school district is one of many great school systems in the Toledo metro area. The Generals are known for having an excellent academic reputation, as well as outstanding athletic teams, making it a place for children to grow as well as a springboard for their future success.



**Waterside**

Each of the detached villas in the Waterside subdivision is close to the beautiful lake which makes up core of this magnificent community. Some of the villas come with lake access or are lakeview, and all of the villas include access to Waterside's pool, clubhouse, and walking trails, making for a close-knot community feel. Ranging from the mid- \$100s to mid- \$200s, all of the Waterside villas include lawn care and snow removal. Waterside is also close to the I-475/23 highway, making it a perfect community for those who need to commute, but also for those who enjoy the shopping, dining, and entertainment that the Toledo area has to offer.



**Crimson Hollow**

Featuring newly constructed homes by North Creek Builders, as well as offering you the chance to design the house of your dreams, Crimson Hollow is the perfect place to put down roots. Seconds from the Fallen Timbers Shopping Center, the Fallen Timbers Golf Course, as well as Anthony Wayne High School and Waterville Elementary, Crimson Hollow is in the center of all of Monclova's activity. Homes range from the mid-\$200s to the upper \$300s, and include all of the features which come standard to North Creek Homes, including granite countertops, maple cabinetry, and custom paint colors.



**Fallen Timbers Fairways**

Picturesque views come standard with any home in this golf course community. These homes are 10-15 years old, and many are located on the fairway. Homes here cost from the low- to- upper \$200s, and are in close proximity to the Fallen Timbers Shopping Center, as well as easy access to the expressway. Besides the beautiful views and beautiful homes, Fallen Timbers Fairways offers residents one of the area's best locations.



**Bridgheampton Woods & Millcreek Farms**

Close to downtown Historic Waterville, homes in these neighborhoods have all been built in the past 10-15 years. In the low to upper \$200s, these homes offer large lots with ample room for gardens and swingsets; many of them are wooded. These communities are also close to the Anthony Wayne High School, Waterville Elementary School, as well as the Fallen Timbers Shopping Center.



**Waterville Elementary Area**

As the title suggests, these homes are within walking distance of the Waterville Elementary School, and is also minutes from Waterville's Historic Downtown. These subdivisions were mostly constructed in the 1980s, and the pricing spectrum ranges from the upper \$100s to mid- \$200s, making this a great place for families to settle down. Traditional homes in a traditional neighborhood creates the appeal of this area.



**Olde Farm & Blystone Valley**

With easy access to the highway, Monclova Elementary School, and Saint Luke's Hospital, as well as the Fallen Timbers Shopping Center, Olde Farm and Blystone Valley are perfect for a variety of buyers. Walking paths create a connection to nature as well as a community feel. These subdivisions are made up of newer homes, which range in price from the low to mid- \$300s, making either one a perfect place to call home.