

Chevalle Neighborhoods

Chevalle is a lifecycle community with a diverse range of home prices and styles, serene surroundings and recreational amenities that appeal to everyone from young professionals to growing families to empty nesters and retirees. It is currently home to the following four neighborhoods.

*Le Rive:* A prestigious lakeside neighborhood and home to Le Rive Park. Custom single family homes starting in the \$800s. Work with one of our preferred builders: Charles Cudd Co. Lecy Bros., Wooddale Builders.

*Talero:* A highland community of detached villas with wetland views. Custom single family homes starting in the \$500s. Home design and construction by J. Scotty Builders.

*Pascolo:* An elegant neighborhood surrounded by beautiful trails. Custom single family homes starting in the \$500s. Work with one of our preferred builders: Allen-Lee Homes, J.Scotty Builders, Sondergaard Forcier Builders.

*Valencia:* A charming hamlet on the path to Central Park. Single family homes beginning in the \$300s. Home design and construction by Centex Homes.

Parks

*Le Rive Park:* A small private entertainment area, including a pavilion and a gathering area with a fire pit and Adirondak chairs, flower gardens and green space for bocce ball and croquet. Located in the Le Rive neighborhood and available to all Chevalle residents and their guests.

*Lakeside Park:* A lakeside park for Chevalle residents and their guests, featuring a large swimming pier, lounge areas, picnic tables, a water trampoline, canoe racks and an association pontoon. Located on the north shore of Lake Bavaria and accessible by two private paths with trailheads in the Le Rive neighborhood.

*Central Park:* A 3-acre children’s park with natural play areas, picnic tables, unique sitting areas, and play lawn. Located near the south end of the Pascolo Neighborhood. Open to the public.

*Chevalle City Park:* A 30-acre non-programmed park with a boat launch, located on the south side of Lake Bavaria.

Amenities\*

For Chevalle Residents Only

- Dedicated, private lakeshore access
- Beautiful lighting, landscaping, bridging and white fencing throughout the development
- Priority over general public for board/stall rental and riding lessons at the Chevalle Equestrian Center (first-come, first-served basis; no obligation to participate and no association fees)
- Wide open views of Lake Bavaria; large, deep-water wetlands; and expansive pastures
- Le Rive Park
- Lakeside Park

Public Amenities Just Outside Your Door

- 10.5 miles of walking (lighted), biking and equestrian trails

- Over 20 acres of redeveloped natural and habitat-designed wetlands, butterfly gardens and an apple orchard
- State-of-the-art Equestrian Facility with heated indoor arena and training facilities.
- Central Park
- Chevalle City Park

\*Amenities subject to change

Interesting Facts

- Chevalle’s signature entrance bridge measures 60’ x 30’and spans a restored wetland.
- Trees are important to this community. As the land was prepared for development, all but 25 existing trees were preserved, 24 were transplanted and 225 new trees were planted.
- More than 30 acres of wetlands are being restored and protected! Work on the Bridge Wetland is already complete. The Grand Chevalle Wetland Restoration is in process.
- Our goal is to design habitats to attract wildlife that has not lived here in over 100 years.

Chevalle is a project of Igel Properties LLC, a company owned and operated by Chanhassen residents David and Rachel Igel. The Igels specialize in master planning and implementing environmentally sensitive residential real estate developments. Their signature approach to development involves a combination of environmental restoration, conservation and educational outreach. They invest in the natural landscape to enhance the value and beauty of the home sites and neighborhoods within their developments.



*Chevalle*  
DISTINCTIVE HOMES. DISTINCTIVE NEIGHBORHOODS.

Welcome to Chevalle

A lifecycle community with several distinct neighborhoods.

Drive, bike or walk through Chevalle and discover how nature conservation, neighborhood planning, recreational amenities and beautifully designed homes set us apart.

952-443-4440  
www.chevallehomes.com



Chevalle is a 300-acre, environmentally-sensitive, award-winning conservation development on the north shore of Lake Bavaria in Chaska. On a landscape rich with prairie, woods and wetlands, it features a blend of custom single family homes and villas, four unique neighborhoods and an unparalleled list of amenities. It is easily one of the most unique residential communities currently under development in the Twin Cities.

Casually translated, Chevalle (shev all'), means "equine" in French. Remember, ChevALLe has it ALL!

Chevalle's 10.5 miles of trails, two of our four parks and our state-of-the-art equestrian facility are all open to the general public. This is one of many reasons Chevalle was recognized by the *Minneapolis St. Paul Business Journal* with its **2007 Best in Real Estate Award for Community Impact**.

Chevalle also has a philanthropic component. In conjunction with the creation of this community, the developers founded **Reins of Hope**, a non-profit organization that will provide a permanent home and crucial support for therapeutic riding programs for children and adults living with disabilities, improving their quality of life.

Conservation efforts are making Chevalle a great place to spot wildlife, birds and native plants.

**COME ON IN.**

Meet your neighbors—two footed, four footed, winged and otherwise. And naturally, make yourself at home.  
[www.chevallehomes.com](http://www.chevallehomes.com) • 952-443-4440

