

EATON RAPIDS

Spring Brook Townhomes is nestled in this family friendly community that lies between the banks of the Grand River and the Spring Brook.

Old fashioned community events such as the Fourth of July and Christmas parades, the summer "Dam" Festival and the Eaton Rapids Arts Council Banner Project are at the heart of Eaton Rapids. This small town is a friendly place to learn, live, work and play.

CONTACT US



Be a proud owner of the only Brownstone style Townhomes in the only Eaton Rapids on Earth.

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Or visit Spring Brook Townhomes on the web at
www.springbrookliving.com

SPRING BROOK



LOCATION

Just one block west of downtown Eaton Rapids and two blocks west of the G.A.R. Island Park, Spring Brook Townhomes is conveniently located in Eaton Rapids between the cities of Lansing and Jackson, with highway I-96 to the North, I-94 to the South, I-69 to the West and I-127 to the East.

With this central location, all the big city amenities are just a few minutes away...

- Shopping malls
- Universities
- Community Colleges
- Airports
- Sports Facilities
- Theatres/Entertainment Venues



*Island City Living on
the Spring Brook*



SPRING BROOK

TOWNHOMES

EATON RAPIDS

WELCOME HOME

Nestled along the banks the Spring Brook, the Spring Brook Townhomes community offers the finest scenic views available in Eaton Rapids.

For the active family Spring Brook Townhomes offers access, via the soon to be extended Riverwalk, to the historical pedestrian bridge leading to Howe Memorial Field, "Playground of Dreams", the Pavilion and Amphitheater, which allow residents to take full advantage of the Spring Brook's recreational opportunities.

- 2 bedrooms start at \$179,900
- 3 bedrooms start at \$189,900

A limited amount of townhomes sold before October 30th will receive a \$10,000 price reduction!

HOUSING

Eaton Rapids property tax rates are more than 30% lower than the average of the surrounding communities, which means significant savings on a home investment or nearly \$200,000.



TOWNHOME AMENITIES

Spring Brook Townhomes offers an abundance of amenities and customization possibilities.

- Choice of 2, 3 or 4 bedrooms
- 2 ½ Baths
- Attached 1-car garage w/Garage door opener
- Geothermal to provide fixed utility for heating, cooling and hot water
- Private balcony off family room
- Bay window in kitchen and bedroom
- Beautiful cabinetry in multiple wood choices
- Spacious pantry closet
- Fire Sprinkler System & smoke detectors
- On-Demand hot water system
- Washer and Dryer hookups
- Extra sound proofing between units
- Home wiring throughout
- Elegant Stone Accents on Exterior



HEALTH CARE

Eaton Rapids is home to the newly renovated Eaton Rapids Medical Center. ERMIC offers 24-hour emergency service, inpatient and outpatient care, physical therapy and surgeries. The Express Care Walk-In Clinic is available 24 hours per day for non-emergency health issues. An on-site Fitness Center is open to the public and offers the latest in equipment to meet the demands most training and exercise routines.

SCHOOLS



Eaton Rapids Public Schools

The Eaton Rapids Public School District serves approximately 3,000 students. There are three elementary schools (Lockwood, Northwestern and Union Street) serving grades K-4, an Intermediate school for grades 5-6 (Greyhound Intermediate), a Middle school for grades 7-8, a High School with grades 9-12 and an Alternative High School housed at Greyhound Central.

Island City Academy

Island City Academy is a public charter school located a few miles south of the city of Eaton Rapids on Clinton Road. It has a student population of approximately 180, with grades K-8.

Website for more information: www.islandcity.org

St. Peter Catholic School

This orthodox Catholic School, affiliated with Eaton Rapids St. Peter Church Parish, opened in the fall of 2003. Enrollment is open to children of all faiths. The school offers two pre-kindergarten programs – one for three-year-olds and one for four-year-olds. St. Peter School offers classes in grades kindergarten through sixth, with an all-day kindergarten program.

Website for more information: www.stpeterknights.com