



*Sheffield Drive*

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**WELLINGTON HILLS  
OF  
HOWELL, MICHIGAN**

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A RESIDENTIAL ESTATE COMMUNITY

PHASE ONE:

# 26 premiere nature sensitive building sites

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ith its commanding view overlooking some of the finest scenic vistas in Livingston County, **WELLINGTON HILLS** offers numerous building sites with walk-out or daylight lower levels. Quiet paved streets blend with the natural contours of the land and sweep into twin cul-de-sacs, which cradle Wellington Hills' private nature preserve. Hiking trails link every site to the four seasons nature preserve, which encompasses nine acres of natural wetlands and forest area. Boardwalks and observation areas allow an unobtrusive glimpse of the tranquil brook trailing through the wooded area.

For the more active family, a well groomed park is just a few steps from your door. The spacious park area provides wide open area for soccer games and play activities as well as a pavilion for group gatherings or picnics.

Whether you observe the changing seasons from your own window or explore this natural setting from the quiet nature trails, **WELLINGTON HILLS** is the perfect blend of nature and residence.

## Sheffield Drive



### HOWELL

**WELLINGTON HILLS** is located just off Latson Road, 1/2 mile North of M-59 near the city of Howell whose downtown area was named a National Historic District and hosts a treasure of 19th century architecture. Located right off I-96 and M-59, just a few minutes West of the I-96 and US-23 interchange, Howell is just minutes from Lansing, Flint or the Southeast Michigan in one of the fastest growing areas in Michigan.

### SCHOOLS

Howell's schools are some of the highest rated schools in the state. A new elementary school is located just 1/2 mile from Sheffield Drive.

Cleary University, Eastern Michigan University, Central Michigan University, and Lansing Community College all have extension sites in Howell, while the campuses MSU and U of M are only minutes from **WELLINGTON HILLS**.

### HEALTH CARE

Howell is home to St. Joseph Mercy Health System, a top rated medical facility with an award-winning Emergency Center. Other health services are found throughout the community as well as fitness and health spas.

### SHOPPING

From the Farmer's Market in historic downtown Howell to the Tanger Outlet Mall just minutes away, the friendly merchants provide a relaxing atmosphere for your shopping experience.

### RECREATION

Livingston County offers; Golf, Boating, Kayaking, Horseback Riding and a host of outdoor activities within minutes of **WELLINGTON HILLS**. Nearby Kensington Metropark has over 4,000 acres of recreation area.



PREFERRED DEVELOPME

# Wellington Hills



Sheffield Drive represents the first phase of the **WELLINGTON HILLS** Development. Each of the estate parcels are a minimum of 50,000 square feet and have been designed to take advantage of the extraordinary beauty of the natural contours and features of this pristine property. Walking trails give each resident access to nature areas and park facilities. Underground electric, natural gas, cable and telecommunications are available at the drive of each parcel. Complete engineering and topographical data are available for your builder's convenience.

CONTACT US FOR AN APPOINTMENT AND SPECIFICS.  
 PHONE: 517-230-4731 OR EMAIL: SALES@WELLINGTONHOWELL.COM





## LEARN MORE ABOUT YOUR FUTURE COMMUNITY

Howell Area Chamber of Commerce  
[www.howell.org](http://www.howell.org) • 517-546-3920

Howell Public Schools  
<http://hps.k12.mi.us> • 517-548-6200

Livingston County Convention & Visitors Bureau  
[www.lccvb.org](http://www.lccvb.org) • 800-686-8474

Huron Clinton Metroparks  
800-47-PARKS

**WELLINGTON  
HILLS**



## GETTING THERE

Eastbound I-96: Exit 137a, Michigan Avenue North 3 miles to Highland, Left 2 miles to Eager, North 2 miles to Wellington Hills

Westbound I-96: Exit 141, Grand River Road to Latson, North 4 miles to Brophy Rd, West 1 mile to Eager Rd, South 1/8 mile to Wellington Hills

## PREFERRED DEVELOPMENTS COMPANY

517-230-4731 • EMAIL: [SALES@WELLINGTONHOWELL.COM](mailto:SALES@WELLINGTONHOWELL.COM)