



The Cascades Lake **Towers**

A LAKE, GOLF SPA & TENNIS
COUNTRY CLUB COMMUNITY



TREASURE

THE MOST LUXURIOUS CONDOMINIUM

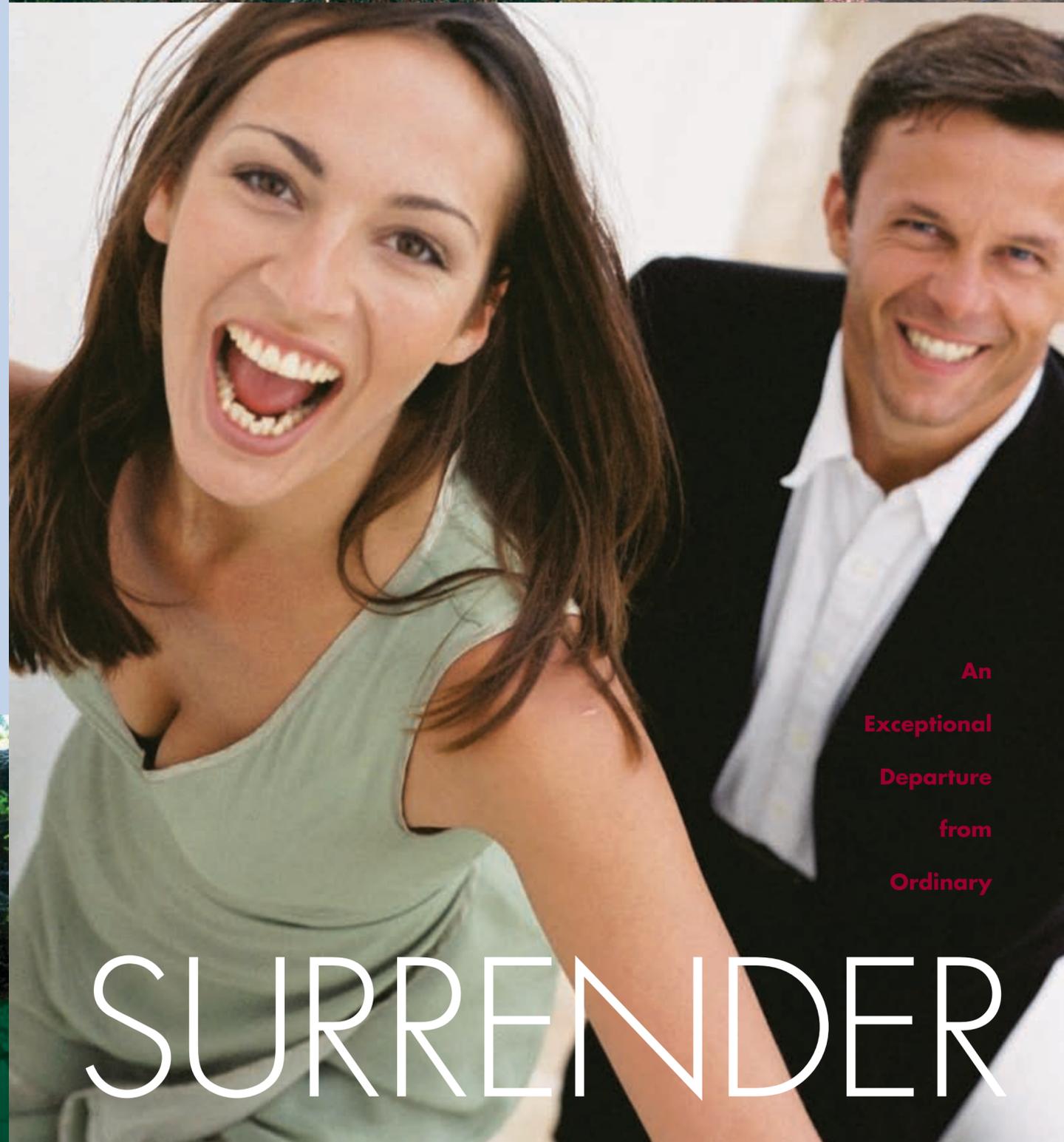
in Tyler

Surrounded by the most spectacular location on Lake Bellwood, The Cascades Golf Course was recently redesigned by PGA great Mark Hayes. The natural splendor of Lake Bellwood, a spring-fed, natural sanctuary, enhances the European elegance of The Cascades Lake Towers. This is the best address in East Texas, with rolling hills, grand forests, sparkling streams and natural, spring-fed lakes. Home to one of only four Jack Nicklaus Golf Academy locations in the world, The Cascades Golf Course features a 40,000-square-foot clubhouse, a striking lake-front Marina and Lake Club, a beautiful 12,000-square-foot spa and 10 tennis courts. Residents of the Towers enjoy special memberships privileges at all of these incredible facilities.

Imagine living within nature's most exclusive environment with every conceivable luxury, activity and convenience. The Cascades Lake Towers is the most captivating, one-of-a-kind community in Texas.



The Cascades
UPGRADE YOUR LIFE TO THE BEST!
Lake Towers
THE CASCADES LAKE TOWERS



An
Exceptional
Departure
from
Ordinary

SURRENDER

EXPERIENCE

Live the Extraordinary



Decisions, decisions.

When you walk out the front door of your Cascades Lake Towers home, you face the good life, in abundance. The most difficult part of your day is deciding whether to play golf, go sailing or horseback riding, or just grab a burger and soak up the natural beauty. All of these activities, and many more, are available at the lakefront Cascades Lake Towers. You can also enjoy resort-quality outdoor amenities such as a destination pool and tanning deck, a jogging trail, cozy picnic areas, 2 indoor and 8 outdoor tennis courts, a marina and much more.

It is said that membership has its privileges. Indeed. As an owner at The Cascades Lake Towers you also are invited to maintain a sports or golf club membership in our spectacular 40,000-square-foot clubhouse and deluxe locker facilities. You will enjoy the Jack Nicklaus Academy of Golf. And your golf membership adds even more value every day as you have access to eight brand-new, lighted outdoor tennis courts with year round heating and air conditioning at our two indoor courts, located within the main golf clubhouse.

Once you come inside from the great outdoors, you can relax in the well-appointed library or enjoy fine foods in the luxurious dining room, peruse the underground wine cellar for your vintage, or sample the bar stocked with the finest selection of wines, Champagnes, rare Cognacs, ancient, single-malt Scotches and cigars. Casual dining is possible and readily available.

Set your own course in your new life at Cascades Lake Towers.

a new home
WITH ALL THE PERKS
of a
Five Star Resort

REJUVENATE

Vacations leave you relaxed and allow for extraordinary experiences. But vacations are few and far between. That is why your living experience at the lakefront Cascades Lake Towers is enhanced by an exclusive membership in the 12,000-square-foot European Grand Spa whether you have a Sports or Golf Membership in the Club. Discounts and priority reservations are available only to Cascade residents, another luxurious privilege of being a resident of this grand community.

Develop your fitness regimen with a personal trainer, work out in the cardio theatre, enjoy hydrotherapy, relax with an entire body massage or a manicure/pedicure treatment, or melt away stress in the sauna or steam bath. You have so many ways to get and stay fit in our well-appointed 3,500-square-foot California Health Club. Or you can catch some rays on the sundeck. This is your private invitation to a sumptuous, leisurely way to indulge yourself. Take care of the body, mind and soul daily, as part of your new healthy lifestyle at The Cascades Lake Towers.



Indulge
YOUR BODY SOUL & MIND



COMMUNITY

UNPARALLELED ADVANTAGES

Beyond this captivating community are the thrilling neighborhoods of The Cascades. The designers positioned your home with your lifestyle in mind. In addition to your community membership, enjoy golf course and lakeside living at its best in a naturally secluded haven. Just beyond your door is one of the finest golf experiences you'll ever find: a captivating and challenging course featuring Champion Dwarf Bermuda greens, 419 fairways, strategically placed white sand bunkers and a host of water features. The prestigious Jack Nicklaus Academy of Golf also makes its home at The Cascades. Residents may enjoy a high-tech indoor golf studio, course simulations and trained PGA golf specialists who analyze your golf performance.

A walk or jog through your neighborhood becomes a thrilling adventure through a natural sanctuary of spring-fed streams, 50 different species of trees and an abundance of wildlife. Lake Bellwood is home to world-class fishing and boating with select docking privileges.

In addition, your neighborhood boasts the award-winning private All Saints Episcopal School (grades K through 12). Tennis enthusiasts will enjoy 2 indoor and 8 outdoor tennis courts, a Marina on Lake Bellwood Marina, a 40,000-square-foot Golf Country Club facility featuring the finest in dining and gorgeous sunsets, course and lake vistas awaits you. Truly a small slice of heaven.

IN CONCERT WITH

Nature
AND LIVING



EVOLVE

JACK NICKLAUS ACADEMY

OF *Golf*

Recently, The Cascades Golf Club became one of only four hosting clubs to operate the prestigious Jack Nicklaus Academy of Golf. Kenny Huff, formerly the Director of Instruction from the Byron Nelson Golf School at the Players Club Dallas, heads a team of professional instructors. The Academy provides unprecedented service that ensures personal growth and skill advancement in your golf game. A state-of-the-art system of teaching created by Jim Flick and the legendary Jack Nicklaus combines traditional teaching and the latest advances in training and technique. Personalized instruction utilizes video swing analysis and dynamic educational resources that secure a better game and quick advancements.

Golf



Player's Grill



Cocktail lounge



Sunset from the terrace



SOCIALIZE

UNPARALLELED ADVANTAGES

The crown jewel of historic Lake Bellwood and the 18-hole championship-quality Cascades Golf Club is the 40,000-square-foot "Old World" Clubhouse. Elegant Tudor gables and imported English stone enhance this prestigious gathering place. A breathtaking country club facility, The Clubhouse commands captivating sunset course and lake views from its terraces.

As a member, in addition to the golf, you can take advantage of the spectacular wine cellar and two indoor tennis courts, and the finest dining room with spectacular views is yours every night. In sum, you can get fit, stay fit, play games and then relax in a world-class facility. It is truly an amazing center for activity, rest and reflection!

... a temple of golf, dining, friends, games and pleasure.



Golf pro shop



Formal Dining



Pub



Tennis

Wine cellar

GOLF

Club

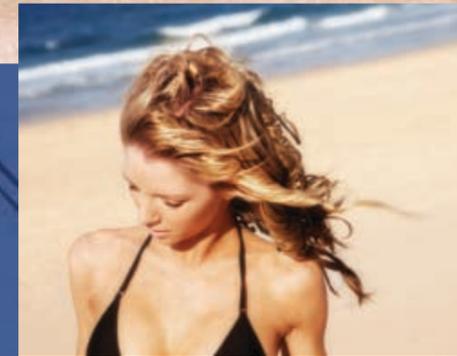
The Cascades Golf Club



In 1894, The City of Tyler constructed an earthen dam across Indian Creek. It formed Lake Bellwood, becoming a water reservoir for the city until 1950. Due to the special processes used to create the hydraulic-fill dam, it is listed on the National Register of Historic Places as a historic structure. This beautiful spring-fed lake provides residents with world-class boating, swimming and fishing with largemouth bass and bluegill.

Perched along its shores is The Lake Club and Marina at The Cascades. A casual gathering spot in a beautiful setting, you can relax and enjoy lunch at the Marina, take a swim in the sparkling lakefront pool or hit the fitness facility. The Lake Club also serves as the primary gateway to Lake Bellwood with a gazebo pier, a boardwalk, a fire pit and a private boat-house featuring club canoes and motorboats.

Lake CLUB



REFRESH

COOL AND REFRESHING
SPRING-FED WATERS

Marina



OUR VALUES

To establish The Towers as the premier luxury condominium provider in the world, our uncompromising principles that guide our decisions are:

- Provide the finest housing choices in the best locations at the lowest possible cost
- Provide a great work environment and treat each other with respect and dignity
- Embrace diversity as a way of life
- Apply the highest standards to construction, purchasing and customer service
- Have excited, happy and totally satisfied customers
- Contribute positively to our neighbors and environment
- Realize profitability is required for our current and future success



STYLE

SURRENDER TO THE TEMPTATION

Now is the time to live your life. The Towers at The Cascades provides more than ample opportunity. From the 40,000-square-foot clubhouse recreational facility to a community neighborhood with exclusive membership privileges and everything in between that you can imagine. The Towers has meticulously created a brilliant new concept for living in high style.

COMMUNITY FEATURES

Golf Clubhouse

40,000 square foot Clubhouse with:

- Fine and Casual Dining
- Wine Cellar and Wine Bar
- Starbucks™ Coffee/Esspresso Bar
- Golf and Pro Shop
- Indoor Theater
- 2 Indoor Tennis Courts

Spa

- 12,000 square foot European Grand Spa
- 3,500 square foot California Health Club
- Sauna
- Steam Room
- Indoor Jacuzzi

Lake Club and Marina

- Marina
- Lake Club
- Destination Resort Swimming Pool
- Outside Picnic and Barbeque Areas

Parks

- Children's Playground and Activity Area
- Convenient Puppy Park
- Winding Community Walking, Biking and Jogging Trails

INTERIOR FEATURES

- Porcelain Tile Formal Entrances
- In-home Security Systems
- 2" Custom Blinds, Plant Shelves and Window Seats
- Rounded Sheet Rock Corners
- Dimmer Lighting Switches in Living and Dining Rooms
- Custom Two-Toned Interior Paint
- Eight Foot Solid Core Doors Throughout
- Stainless Steel 22-25 Cubic Foot Side by Side Refrigerator
- Stainless Steel Raised Multi-Cycle "Pot Scrubber" Style Dishwasher
- Built-in Stainless Steel Microwaves
- 42" Raised Panel Oversized Kitchen Cabinets
- Granite Counter Tops with Tile Backsplash in Kitchen
- Stainless Steel Double Kitchen Sinks with Disposal and Gourmet Garden Sprayer
- Commercial KitchenAid® 48-inch Stainless Steel Gas Range and Dual Ovens
- Ten-Foot Ceilings Standard—Twelve-Foot Ceilings Standard on Penthouse Level
- Crown Molding Throughout Foyer, Living, Dining and Master Bedroom
- Cultured Marble Five- or Six-Foot Oversized Roman Jacuzzi Garden Tub
- Porcelain Tile Kitchen & Italian Tile Bathroom Floors
- Porcelain Master Bath Surround and Cultured Marble Vanity
- Energy-Efficient, Including 13 SEER Air Conditioners, Double Pane Low Energy Windows, Solar Screens and Programmable Thermostats
- Five-Blade 52" Ceiling Fans
- 50-Year Architectural Dimensional Shingles
- Post Tension Foundation
- Huge Covered Balconies. Some Floorplans Offer Up To 450 Square Feet of Outdoor Living Space

Live
YOUR LIFE

All amenities and services are subject to change without notice. Square feet & room dimensions are approximate. Some features are options in select residences.

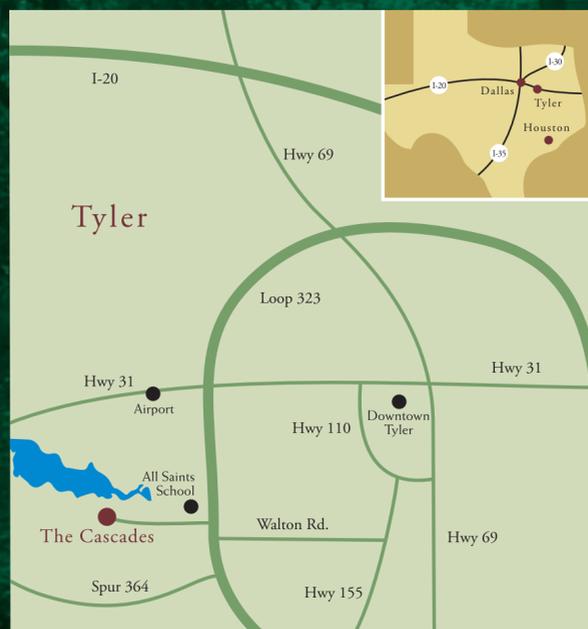


Beyond the beauty of this community are shopping, a thriving business area, and a destination for entertainment and activity in historic Tyler. Broadway Square Mall boasts many specialty shops and major department stores, while the world-famous Rose City Complex is only a few minutes away and includes a culturally diverse Tyler Civic Theatre Center, a unique theater-in-the-round experience, and Harvey Convention Center. In addition are the beautiful 14 acres of the Rose Museum and Gardens, with the Bergfeld Park Amphitheater only a few minutes beyond. Enjoy the Texas State Open Golf Championship from your home at The Cascades in mid-July, or the exciting East Texas State Fair when the fair grounds explode with activity in September.

East Texas is teeming with lakes, such as Lake Tyler and Lake Palestine. Water sports, fishing and boating are endless! There is a lifetime of outdoor activity waiting to be explored!

The very impressive list of surrounding golf courses proves that The Cascades Lake Towers is the ultimate living experience, with a never-ending list of options. In fact, *GOLF DIGEST* Magazine ranked Tyler the "Top Golf City in the State of Texas". Courses such as Hollytree, Willowbrook, Eagle's Bluff and more than five public courses provide a golfer's paradise.

Only four miles from downtown Tyler and a short commute to Dallas, residents may work and play in the city while retreating to their exclusive sanctuary.



REALM

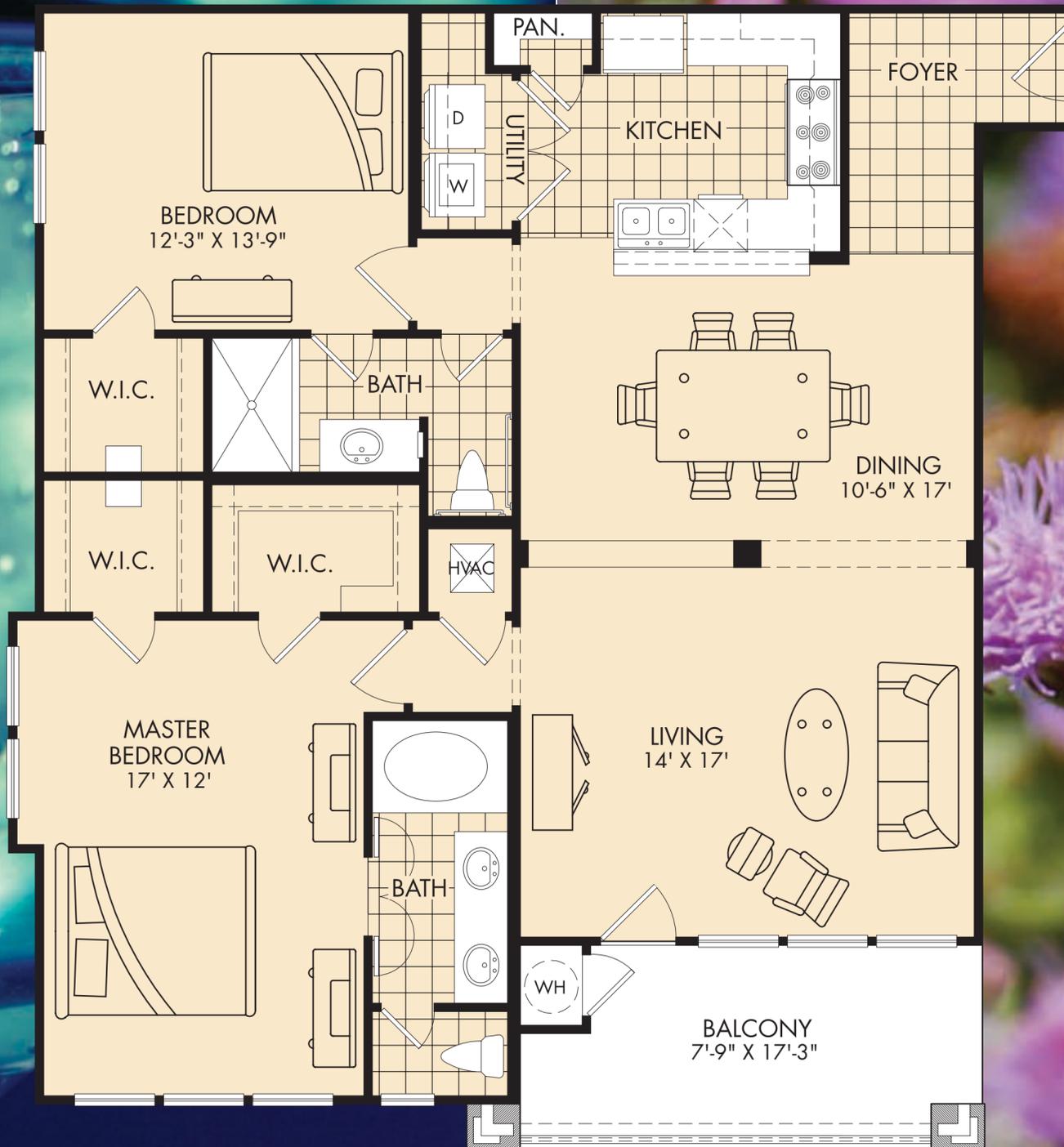
AN UNFORGETTABLE
LOCATION

ELEVATE

UNPRECEDENTED EDUCATION

Conveniently positioned at the entrance to The Cascades is the All Saints Episcopal School. This is a K-12 learning facility with an excellent reputation, and is one of the highest-rated private schools in Texas. Robert S. Bradford, Ph.D., a science professor at All Saints, designed The Cascades Center for Environmental Education, a 10-mile trail system and preserve that will educate residents on the wildlife and natural wonders of our unique community.

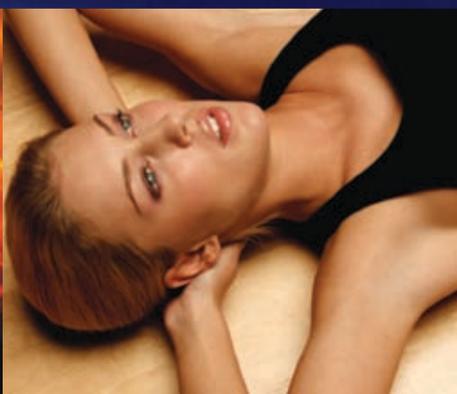
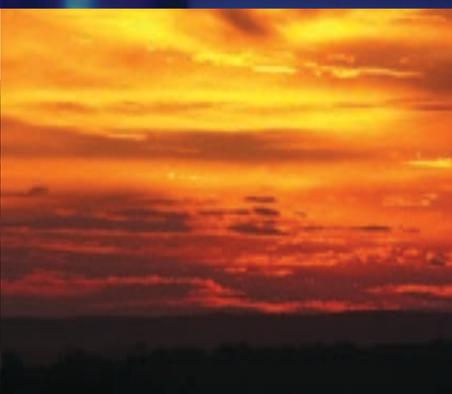




Plans are shown at 1/4" scale (one foot equals 1/4 inch). Square feet & room dimensions are approximate.

MINORI

Two Bedroom/Two Bath
 1,367 sq. ft.
 134 balcony sq. ft.
 1,501 total sq. ft.





VECCHIO

Three Bedroom/Two Bath
 1,895 sq. ft.
 216 balcony sq. ft.
 2,111 total sq. ft.

Plans are shown at 1/4" scale (one foot equals 1/4 inch).
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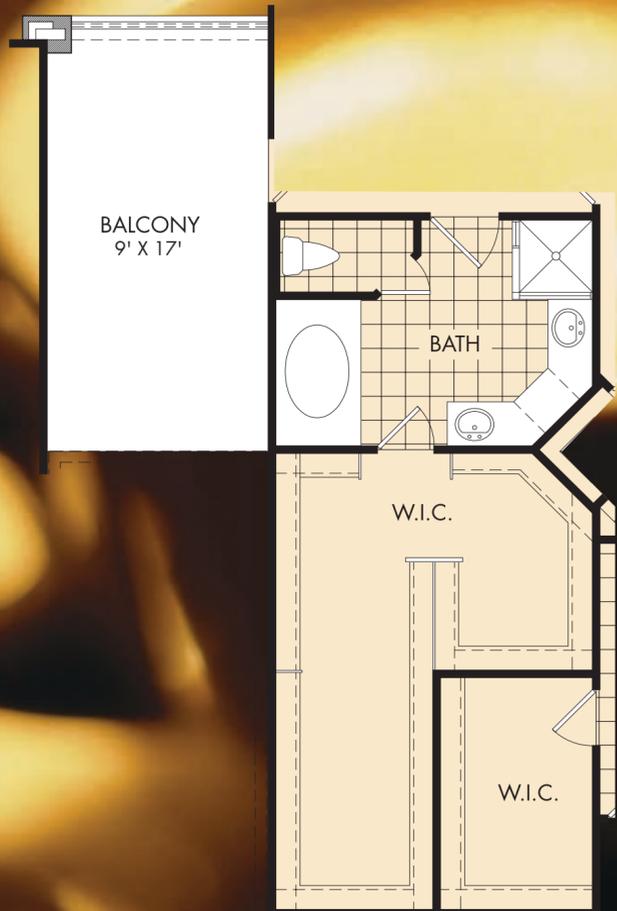
TOSCANA

Three Bedroom/Two Bath
 2,000 sq. ft.
 216 balcony sq. ft.
 2,216 total sq. ft.

Plans are shown at 1/4" scale (one foot equals 1/4 inch).
 Square feet & room dimensions are approximate.



Four Bedroom/Three
and 1/2 Bath
2,332 sq. ft.
323 balcony sq. ft.
2,655 total sq. ft.

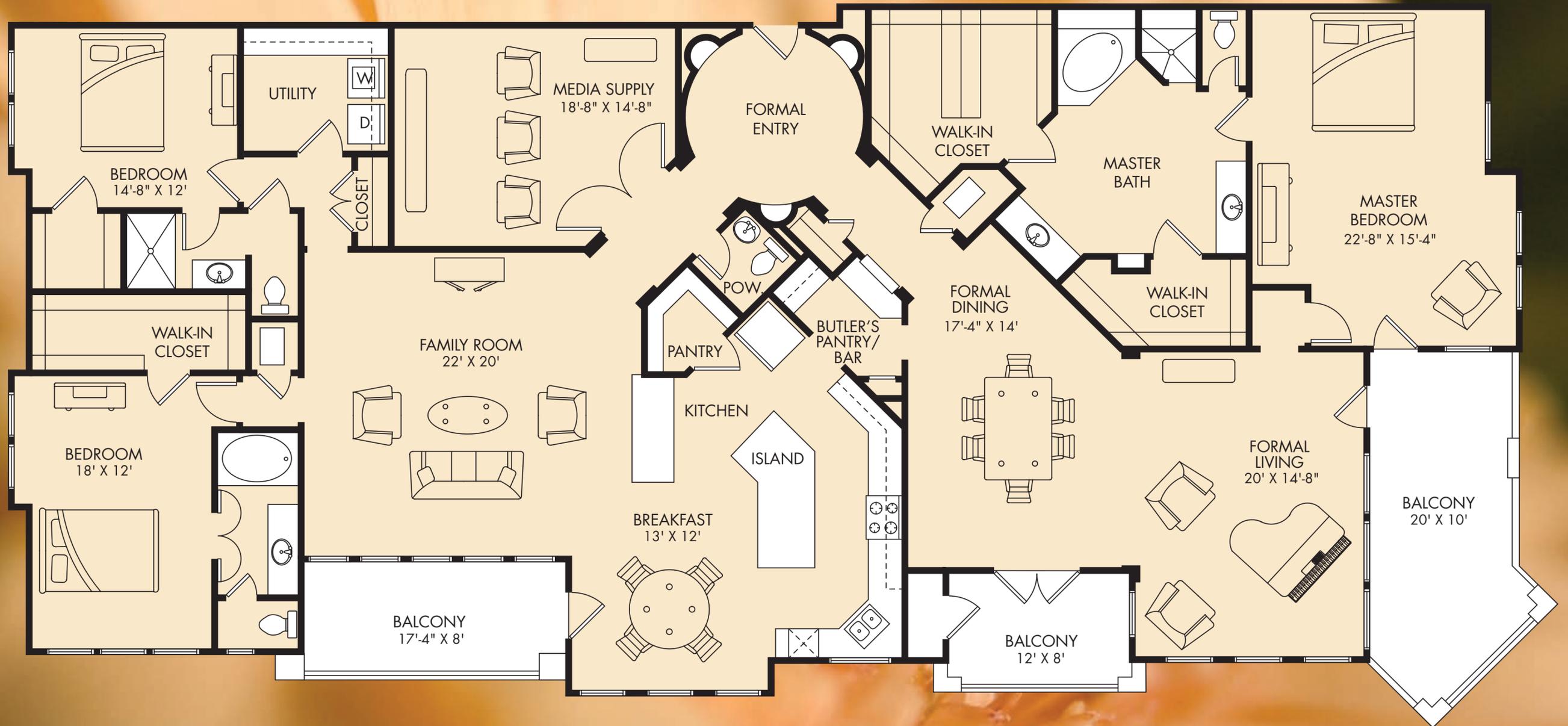


Plans are shown at
1/4" scale (one foot
equals 1/4 inch).
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dimensions are
approximate.

VENETIAN

Alternate plan
2,502 sq. ft.
487 balcony sq. ft.
2,989 total sq. ft.





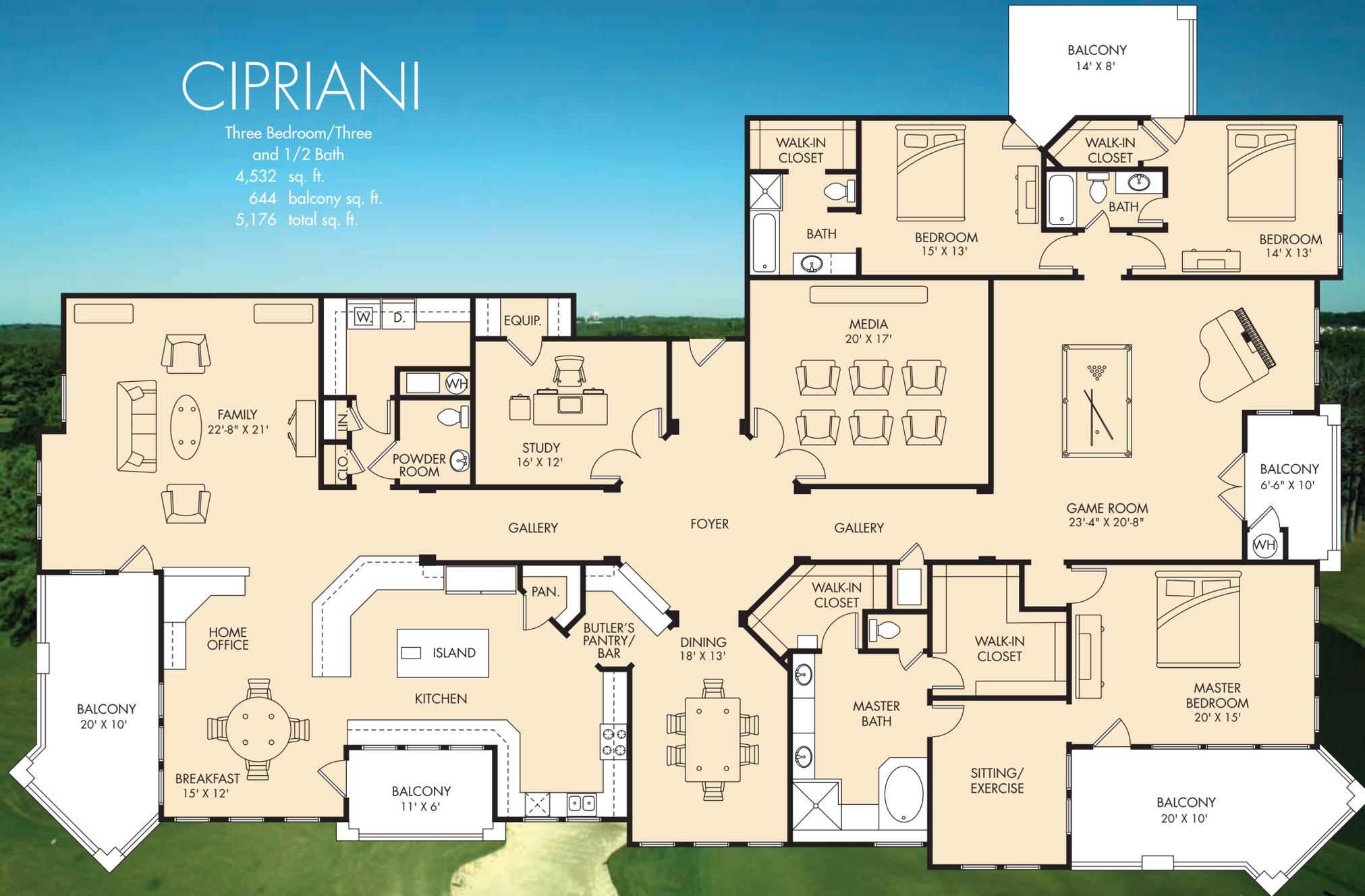
PORTOFINO

Three Bedroom/Three
and 1/2 Bath
3,588 sq. ft.
435 balcony sq. ft.
4,023 total sq. ft.

Square feet & room dimensions are approximate.

CIPRIANI

Three Bedroom/Three
and 1/2 Bath
4,532 sq. ft.
644 balcony sq. ft.
5,176 total sq. ft.



Square feet & room dimensions are approximate.



192'- 4 1/2"

114'- 7"



Seven Bedroom/
 Ten Full and 3 Half Bath
 16,530 sq. ft.
 1,541 balcony sq. ft.
 18,071 total sq. ft.

PALAZZO

INTEGRITY

Mansion Custom Homes has developed over 10,000 residential and apartment homes that are operating or in the construction and planning phases in Dallas/Ft Worth, Austin, San Antonio, Houston and Tyler, Texas. Marcus Hiles, the founder and principal owner, has successfully developed “dream” properties where everyone wants to reside. Each community is designed to be, “The Best Place In The City”, and for each customer to receive the most value for their money.

Mansion Custom Homes take great pride in being on the cutting edge of design and amenities. Our luxury properties have a reputation of being unmatched in their amenities. Luxury “Towers” brand mid-rises come complete with underground garages, marble baths, jetted tubs, authentic hardwood floors, 70 ounce carpet, granite kitchen countertops and stainless steel kitchen appliances. Some of our properties even have a full destination spa and resort on property.

Signature championship golf courses adjacent to our communities are also common. Our properties lie within master-planned golf course communities such as Stonebridge Ranch, Canyon Springs, Cibolo Canyon Tournament Players Course and The Cascades Country Club, which is the home of Jack Nicklaus School of Golf. If you want to play the top courses designed by Jack Nicklaus, Pete Dye and Greg Norman, then live with us.

Lake front living with private islands and a marina is also yours for the taking. We even have a private working vineyard at one location. Large on-site parks, jogging trails and shade trees are common in our communities. One property fronts on a state forest.

The philosophy is not about buying living space, but offering a healthy, friendly, luxurious lifestyle to our customers. Mansions philosophy is simple: Build the highest quality homes in the very best locations, while maximizing views with signature amenities with superior schools. This assures excellent customer acceptance. “D” Magazine has quoted Mr. Hiles, founder, Chairman, and Chief Executive Officer, in an article regarding luxury residential developments... “... aims to provide the service of a Ritz Carlton Hotel and the quality of a fine custom home at an affordable price.”

Guided by a simple philosophy – seek out the best locations in order to establish the most desired neighborhoods.



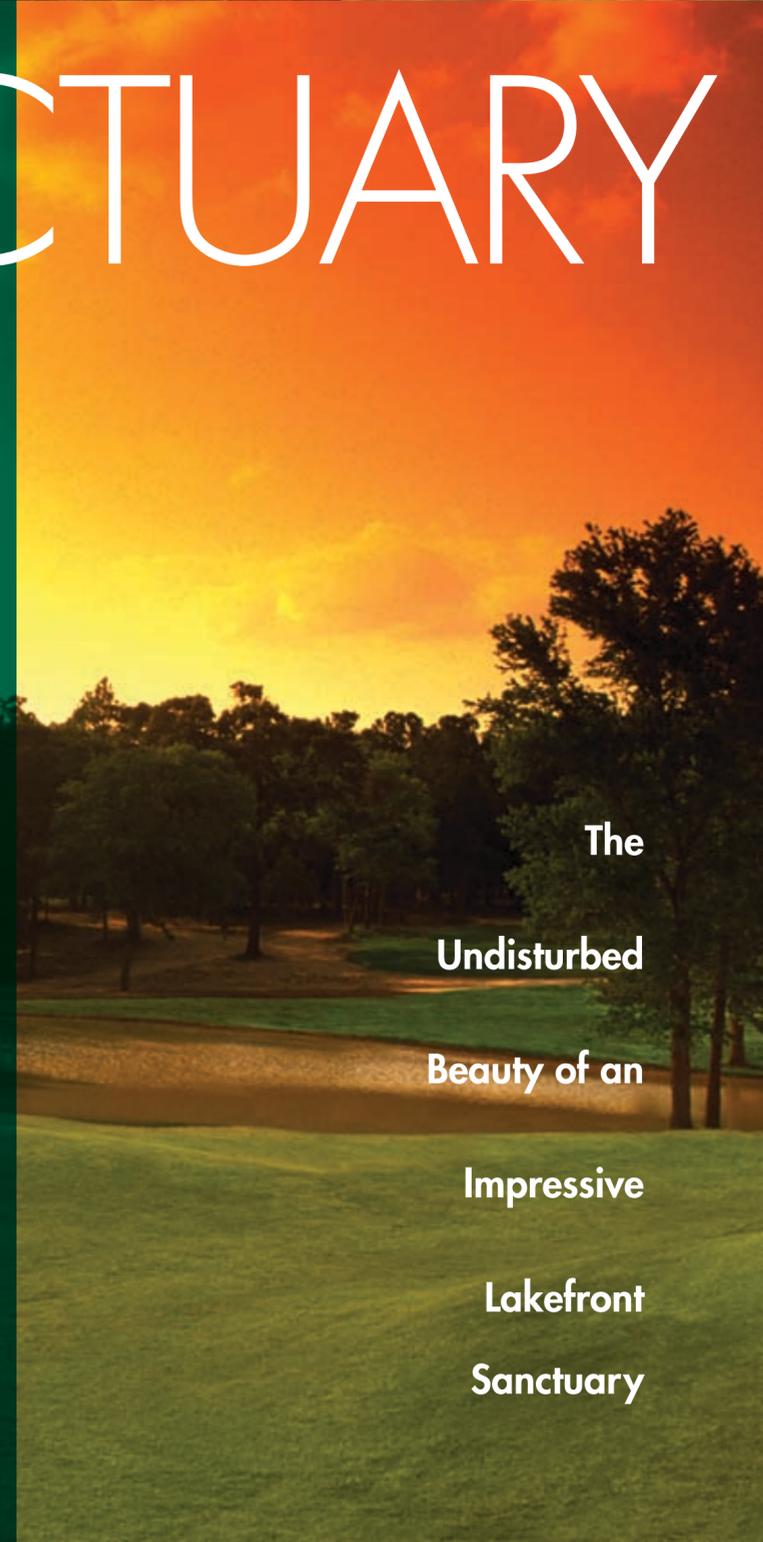
SANCTUARY

ENVIRONMENTAL LEADERSHIP

The inspiration for The Cascades Lake Towers is born from nature itself. Adjacent to one of Texas’ most picturesque landscapes, the spectacular Cascades Golf Course and historic, spring-fed Lake Bellwood, this beautiful neighborhood is designed to fit within its environment. The engineers and architects painstakingly planned the The Cascades Lake Towers. Each home is designed in concert with nature by conserving energy with additional weather stripping, 70% solar screens, reflective Tech Shield sheathing in the attic, insulation and dual-pane low-E windows. Air conditioners are 13 SEER, with programmable thermostats which use 30% less energy than current industry standard. Even concrete streets were poured to reduce the use of oil-based products such as asphalt. Standards are well above the industry to ensure comfort in extreme weather conditions. Respect for our environment and energy conservation are two of our top priorities.

The goal is conserving our natural resources. On-going community efforts include a well-trained staff and other recycling programs. Living amidst nature has its advantages.

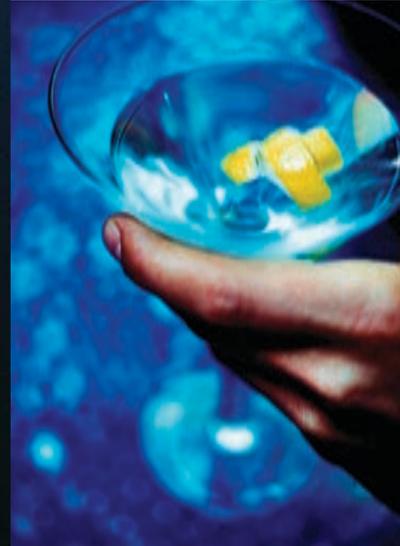
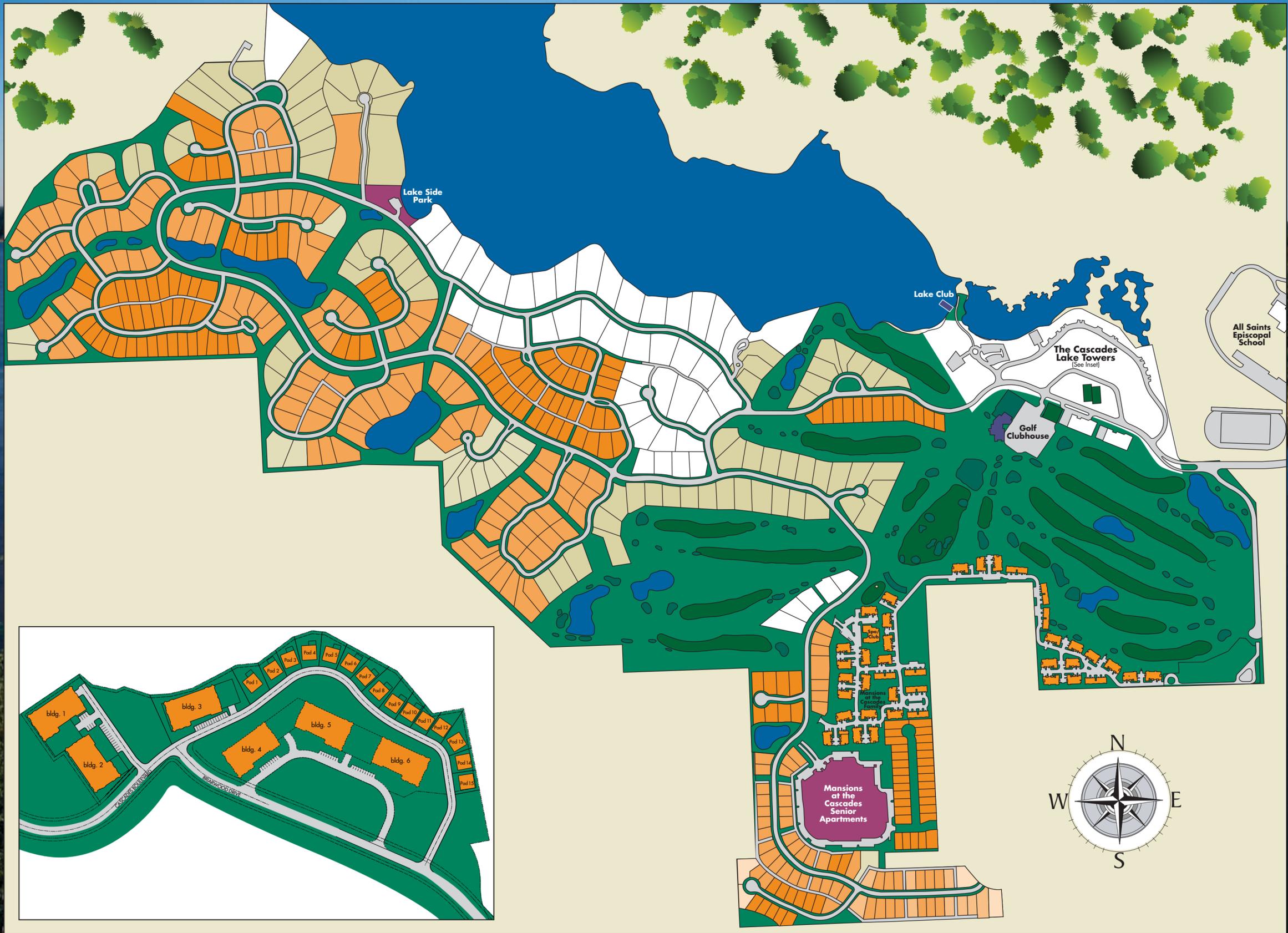
The
Undisturbed
Beauty of an
Impressive
Lakefront
Sanctuary





The Cascades Lake Towers

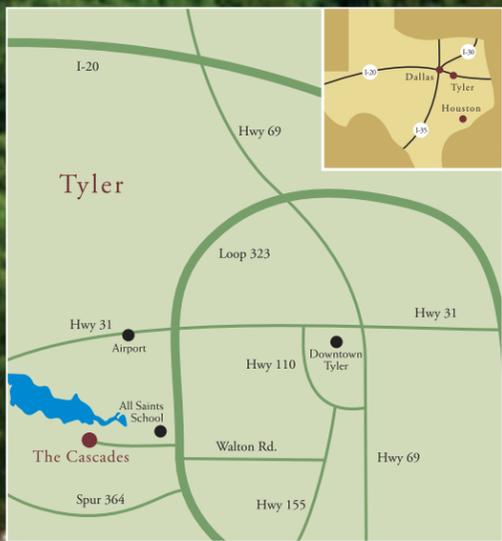
SITE PLAN



LIVE THE MOMENT



The
Cascades Lake
FLOWERS



4200 Briarwood Road

Tyler, Texas 75709

PH: (903) 592-8880

FX: (903) 592-886

TheCascadesLakeTowers.com

The
Cascades Lake
Towers
A LAKE, BEACH, SPA, GOLF &
COUNTRY CLUB COMMUNITY