

An Elegant, Peaceful Setting.

You've always dreamed of making a home in a place like Newport Hill. Here, estate-sized lots dot a rolling landscape that offers striking views, natural beauty and quiet charm. Plus, you can still remain close to the comforts and convenience of one of the metro's most vibrant areas.

Newport Hill combines the joy of rural living with uncompromising value. Compare the savings of having full city utilities and services over wells and septic. Compare lot sizes. Compare amenities. You'll find Newport Hill offers substantial savings while delivering the lifestyle you want.

Newport Hill

Discover A Distinctive Development That Brings Country Living Close To City Convenience!

A Relaxed Pace. A Distinctive Place.

Newport Hill is located in what is becoming one of the metro's most desired areas, Bennington, has a population of just 1022.

Established in 1892, Bennington (on the web at www.bennington-ne.com) maintains its safe, small-town atmosphere and integrates that quiet lifestyle with the convenience of having the Omaha metropolitan area just minutes away. It's an excellent place for family living.

Omaha...From A Whole New Angle And the "Fantastic Five Miles!"

Newport Hill can give you a unique perspective – and easy access – to many of your favorite parts of Omaha. Here, you'll be just moments from Omaha's vibrant and growing northwestern corridor with all of its services, shopping and dining opportunities. At Newport Hill you'll find a tremendous variety of services, shopping, entertainment and schools within minutes of your new home. In fact, most are within just five miles!

First-Class Education.

The Bennington Public School District (on the web at www.benningtonschools.org) is an independent suburban school system with about 900 students enrolled in K-12. Many parents find this to be an ideal size – providing students the academic benefits of individual attention combined with opportunities for a multitude of popular extra-curricular activities.

Compare And Save.

Most acreage and estate lot developments in the area require installation of private water wells and septic sewer systems which can add \$20,000 to the cost of a home. Not to mention the maintenance costs associated with these systems, which are prone to problems. At Newport Hill you can avoid these costs and headaches. Here, you'll find full city water and sewer services. This keeps costs down, makes life simpler and gives your family the confidence of having safe, clean water with no wells, pumps or quality issues. You also get all the

other modern conveniences you would expect from a premier rural development: natural gas, paved streets with curbs and sidewalks ... even the ability to add an outbuilding for your tools, equipment or workshop.

The Bottom Line: Big City Vitality. Country Charm.

Your life at Newport Hill gives you all the advantages of both big city and small town.

Before you buy your dream lot, compare the advantages of Newport Hill with any other development. You'll find the value, convenience and savings make Newport Hill your first choice for a great place to live.

Newport Hill

Peaceful. Natural. Elegant.



Learn more at:
www.NewStreetLLC.com
or call Cassi
457-8966

STATE HIGHWAY 36



- Estate Home Sites
- Walkout Lots
- Natural Country Setting
- Full City Services including water, sewer, natural gas – even high-speed Internet
- Panoramic Views & Extensive Greenspace
- Bennington School District
- Outbuildings & Workshops Allowed
- Walking Trails To Prairie View Lake State Recreation Area

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