



## KELBY CREEK COMMUNITY HIGHLIGHTS

Home or holiday?

To the members of the Kelby Creek community who live here, the answer is a resounding “both.” Our distinctive and picturesque grounds merge natural beauty with a wealth of popular activities enjoyed by every member of the community. And you too can experience the magic of country living in its ultimate form.

### **Is Kelby Creek right for you?**

Developed in 2009 as a luxury planned community, Kelby Creek’s vision was to harmoniously blend with the natural aesthetic beauty of the 38 acres of rolling land. It is a covenant-protected community. This means that all property owners agree to abide by the covenants and restrictions for the development. We have city utilities and are within minutes of the Nixa post office, city hall, license office, our award- winning schools, grocery and drug stores and boutiques.

We are just five miles to Ozark, nine miles to Springfield, and 28 miles to Branson and the beauty of the Ozarks with caves, hiking trails, waterfalls, swimming holes and mountains. There’s plenty of fun nearby at Silver Dollar City and White-Water theme parks. And gorgeous lakes including Table Rock, Bull Shoals and Taney Como that will be your destination for fishing, skiing, pontooning and tubing all summer long! Southwest Missouri; great weather, beautiful, and convenient.

### **Experience life at Kelby Creek**

Our resort-inspired lifestyle comes courtesy of extraordinary amenities including:

- Gorgeous Clubhouse that features a grand entrance and stone fireplace
- Outdoor pool and kiddie pool with splash pad
- Terraced patio area and separate covered area with grills
- Landmark clock tower, custom Kelby mailboxes and unique streetlights
- Paved walking path around the lake
- Three lakes stocked with fish and a fishing pier by the Clubhouse
- Colorful light-display fountains for the evening hours
- Butterfly Garden
- Yes! Golf carts are allowed and used for easy access to the Clubhouse and pool
- Acres of lush green grass and open space for wandering and dreaming
- Gentle paved roads for biking, running or strolling
- Views that are the envy of some of the most beautiful golf club resorts

**Home is more than just a house. It’s your life. Make yours here at Kelby Creek.**