



WE'RE HERE EVERY DAY TO WELCOME YOU HOME

Here at Camelot Estates, a family community, staying active and enjoying the outdoors is easy to do together.

Gather with neighbors and friends across the street at North Mankato Caswell Park, cheering one another on while participating in baseball or softball games. Or challenge each other to a Volleyball game on one of the park's four lighted sand courts.

If hiking and biking is what you seek, venture out to Kiwanis Recreation Area.

This 100-acre area has trails, park areas, an archery range and picnic shelter.

Or simply stay within Camelot Estates and engage with each other in a friendly soccer game on our large, open field.

At Camelot Estates, it's our goal to provide the lifestyle you desire. It's why we're here everyday to welcome you home.

Learn more and see homes at:
www.cal-am.com/camelot-estates

HOMES AVAILABLE

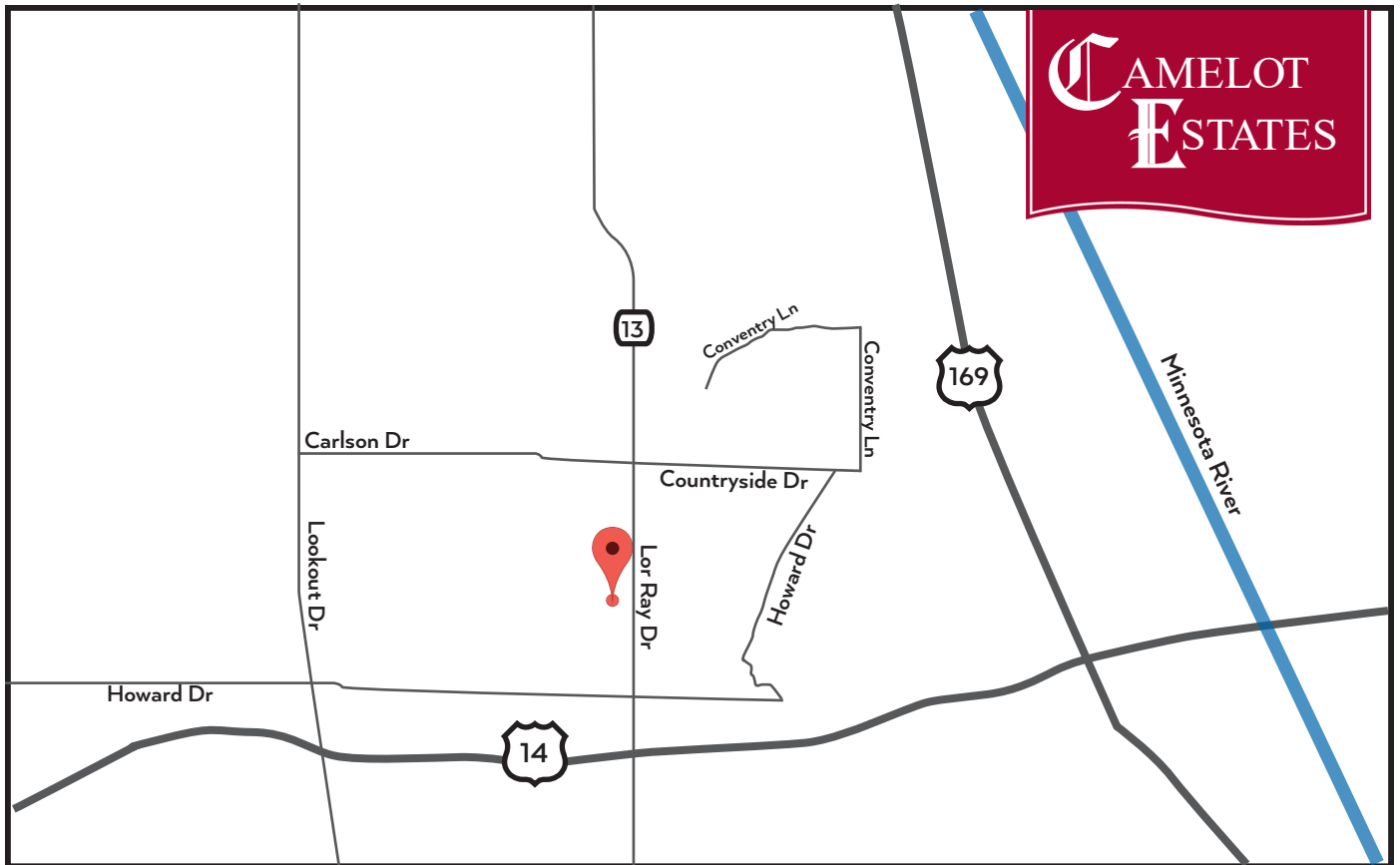


For more info call
(507) 388-7714

AMENITIES

- Miles of Walking Paths
- Large Soccer Field
- Playground
- Storm Shelter
- On-site Staff
- Resident Mini Storage Facility

CAMELOT ESTATES



ESSENTIALS

For your convenience and peace of mind, here are the vital schools, businesses and services to help keep you and your family and healthy.

- 1 Monroe Elementary School**
441 Monroe Ave., North Mankato 56003
- Dakota Meadows Middle School**
1900 Howard Dr W, North Mankato 56003
- Mankato West Senior High School**
1351 Riverfront Dr., Mankato 56001
- 2 Cub Foods Supermarket**
1200 S Riverfront Dr, Mankato 56001
- 3 Walgreens Pharmacy**
1705 Commerce Dr, North Mankato 56003
- 4 Immanuel St. Joseph Mayo Hospital**
1025 Marsh St, Mankato 56001
- 5 North Mankato Fire Department Station #2**
1825 Howard Dr, North Mankato 56003
- 6 Mankato Public Safety Center**
710 S Front St, Mankato 56001

EXPLORING THE AREA

Here are some of the top things to do that are not only affordable but also close by.

- 1 Kiwanis Recreation Area**
100-acre recreation area features dog parks, archery range, fishing, hiking/biking trails & more
- 2 Children's Museum of Southern Minnesota**
Spacious, modern museum featuring a variety of interactive exhibits for children
- 3 Minneopa Falls**
State park with waterfalls & trails
- 4 River Hills Mall**
Indoor Mall featuring speciality and brand-name shops



MANUFACTURED HOMES FOR YOUR STYLE OF LIVING

There's never been a better time to buy a home in Mankato, Minnesota and no better place to live than Avalon Estates & Camelot Estates. A multitude of floor plans are available that range from simple to elaborate offering features like raised ceilings, fully equipped kitchens, walk-in closets and real wood cabinets. To maximize energy efficiency, Thermopane windows, dense insulation and new appliances help lower your utility usage saving you money.

WE'LL INSULATE
with the latest materials
to keep your utility bills
lower and your family
more comfortable.



We've partnered with premier home builders using state-of-the-art design and construction techniques to maximize every square inch.

With a focus on "Green Building" and the utilization of renewable materials, our homes are built with a high level of quality and energy efficiency.

Our sales professionals take the time to understand your needs, wishes and desires. Learning what's important for your style of living will help us match you with the perfect home.

Custom designed homes are also available allowing you to develop the floor plan, design and finishing touches that create your **perfect home**. Helping you fulfill your dream is why we say we're here every day to welcome you home.





WORKING TODAY FOR TOMORROW'S LIFESTYLE

With over 25 years of experience in the family community design and management, Cal-Am Properties is proud to offer Avalon Estates & Camelot Estates as our all-age communities for the active family.

Cal-Am Properties, Inc. is one of the country's largest privately held operators of manufactured housing communities and RV resorts. Our commitment to innovation and growth means we never stop working to make our communities better by staying abreast of what experiences residents desire today and in the future.

Cal-Am Properties Guiding Principles

**QUALITY
INTEGRITY**

**ACCOUNTABILITY
SERVICE**

**COMMUNITY
INNOVATION**

**GROWTH
TEAMWORK**

Our communities and RV resorts are located in Florida, Arizona, California, Minnesota, Nevada, Ohio, Oregon and Washington.

