

THE RESERVE AT PROVIDENCE LAKES

DETROIT LAKES, MINNESOTA

Room to live. Freedom to enjoy it.

Limited Phase 1 Homesites | Spring/Summer 2027

Right-sized new construction, thoughtful design, and less exterior upkeep - about five minutes from downtown Detroit Lakes.

Choose single-level ease or two-story flexibility, then make it yours through a guided design experience.

THE RESERVE AT A GLANCE

A clear reason to move now.

A limited first release brings modern twin-home living, practical ownership, and an easy Detroit Lakes lifestyle together.

40
LUXURY TWIN HOMES

2
HOME STYLES

From $465K
PHASE 1 PRICING

~5 min.
TO DOWNTOWN

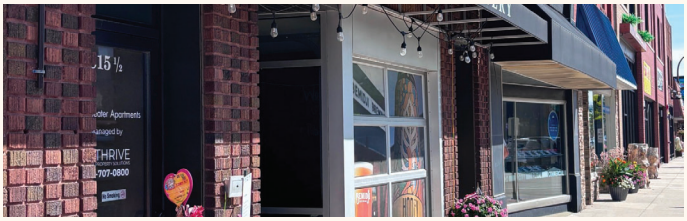
$200/mo
CURRENT HOA

2027
SPRING/SUMMER PHASE 1

The space and privacy of a home. Without all the work that usually comes with one.

Private entrance. Attached two-car garage. New construction. Association-maintained lawn care, snow removal, exterior upkeep, and trash/recycling.









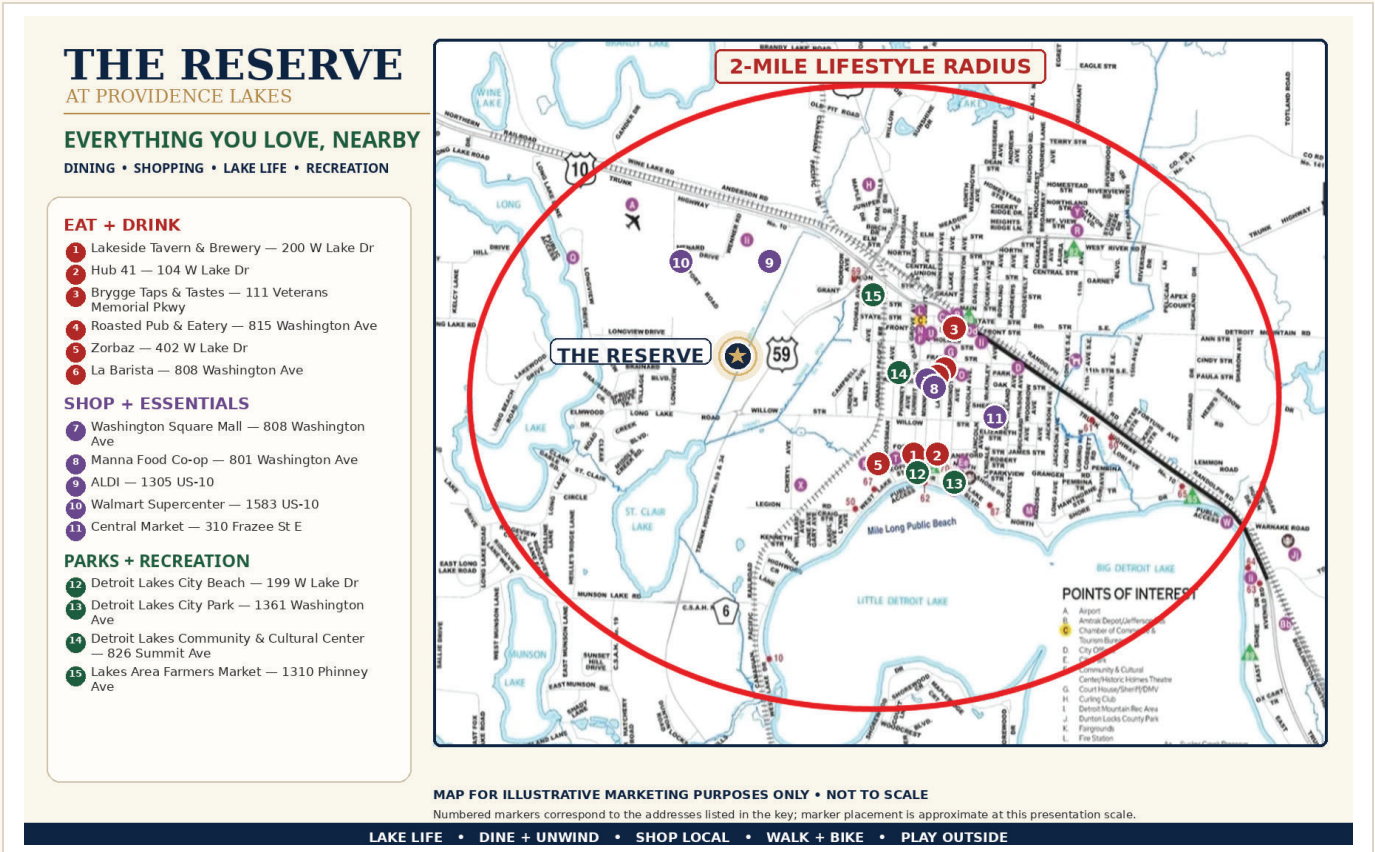
DETROIT LAKES LIFESTYLE

Close to everything that makes Detroit Lakes feel like home.

Morning coffee downtown. An afternoon at Main Beach. Dinner with friends. Groceries on the way home. Golf tomorrow. Almost everything you need - and so much of what you love - is just minutes from The Reserve.

5 MINUTES OR LESS

Main Beach	Historic Downtown	908 Coffee + Tea
Zorbaz	Central Market + ALDI	Lakes Area Farmers Market



The Reserve is approximately 1.1-1.4 miles from central downtown destinations; downtown Detroit Lakes is about one mile away. Drive times vary by route, traffic, weather, and destination. Map is illustrative and not to scale.

CHOOSE YOUR HOME

Two ways to make The Reserve home.

The space and privacy of a home. Without all the work that usually comes with one.



BLUE HOMESITES

Single-Level Living

Everything you need. All on one level.

Approximately 1,262 sq. ft. | 2 bedrooms | 2 bathrooms



ORANGE HOMESITES

Two-Story Living

More room for guests, family, work and everything in between.

Approximately 1,819-1,891 sq. ft. | 4 bedrooms | 2.5-3 bathrooms, depending on home

Private by design

Each residence offers its own private entrance, attached two-car garage, and thoughtfully designed living spaces.

Easier by association

Lawn care, snow removal, exterior upkeep, and trash/recycling are included in the current HOA services.

NO CITY SPECIAL ASSESSMENTS

WHAT'S INCLUDED

The upgrades other builders call options? Many are already here.



3cm quartz countertops	**42-inch soft-close cabinetry**	**Tiled primary shower + heated bathroom floor**
Stainless appliance package	**Gas fireplace**	**Whole-home air purification**
Andersen 100 Series windows	**LP SmartSide exterior**	**Full sod + irrigation**

Want the complete included-features list?

Ask us for the Phase 1 specifications.

Exact products, brands, models, colors, specifications, and availability vary by home and construction stage and are confirmed in the applicable purchase documents.

MAKE IT YOURS

Personal enough to feel like yours. Simple enough to still be enjoyable.

Each design level includes the options from the one before it, with more ways to personalize your home while keeping selections cohesive.

PACKAGE 1

Essential

- Brushed nickel hardware and faucet finishes
- Classic subway tile
- Clean, coordinated selections with lasting appeal

PACKAGE 2

Elevated

- Floor and backsplash tile upgrades
- Matte black hardware and finish options
- Upgraded lighting selections
- Thicker countertop profile available

PACKAGE 3

Bespoke

- Powder room wallpaper feature (per plan)
- More designer lighting options
- Millwork details available
- Premium materials and the most distinctive details



Exact included materials, brands, colors, upgrade pricing, and availability for each level are confirmed with the builder.

MORE LIVING. LESS UPKEEP.

Your to-do list just got shorter.

The current homeowners association is designed to take routine exterior tasks off your list.

- ✓ **Lawn care**
- ✓ **Snow removal**
- ✓ **Exterior upkeep**
- ✓ **Trash + recycling**

$200/mo

Current HOA fee

NO CITY SPECIAL ASSESSMENTS



CONCEPT RENDERING - FUTURE PLANNED AMENITIES

Planned for a future phase

Outdoor community pool
Pool house
Pickleball court
Clubhouse

Future amenities are planned, not yet built, and remain subject to change.

More weekends away. More time at the lake.
More freedom to lock the door and go.

CHOOSE YOUR HOMESITE

Find your place in the community.

THE RESERVE AT PROVIDENCE LAKES



Site maps, floor plans, and elevations are artist's renderings only and details may not be accurate. Details and dimensions are not to scale. Pricing and information is subject to change without notice. All information is deemed reliable, not guaranteed and subject to change without notice. Buyers should verify all information with the builder or authorized sales representative. 9/8/2026

BLUE - Single-Level

ORANGE - Two-Story

Phase 1 homesites are now being released. Ask about current availability.

Site plan is an artist's rendering, is not to scale, and is subject to change. Confirm availability, orientation, lot dimensions, easements, amenities, and site conditions with the sales team and builder.

BUILT BY PROVIDENCE HOMES

Personal oversight. Proven pride in the work.

A locally owned, owner-led Minnesota builder brings one clear line of accountability from community vision through final details.

Since 2018
Custom-home experience

Locally owned
Women- and minority-owned

Owner-led
Personal supervision

MN licensed
BC752039

Standard Minnesota 1/2/10 statutory warranty

1 year
Workmanship and materials coverage under Minnesota law.

2 years
Specified systems-installation coverage under Minnesota law.

10 years
Major construction-defect coverage under Minnesota law.

Coverage, exclusions, notice requirements, and remedies are governed by Minnesota Statutes § 327A.02 and the home's written warranty documents.

Homeowners notice the difference

"We love the beautiful finishes and design elements chosen. They definitely take pride in their work."

Kalie K.

"We loved the work and the entire team so much that we are now buying a new-construction home from them."

Kevin H.

"They did an awesome job. Very accommodating and great to work with."

Patsy R.

Customer recommendation excerpts supplied by Providence Homes; edited for length. First name and last initial used for privacy.

PHASE 1 AVAILABILITY + PRICING

Ten opportunities. One could be yours.

SINGLE-LEVEL | TWO-STORY

NO CITY SPECIAL ASSESSMENTS

1125 Providence Way — $485,000
4 beds | 3 baths | 1,819 sq. ft.
Two-story home | MLS 7135984
View listing

1127 Providence Way — $495,000
3 beds | 3 baths | 1,819 sq. ft.
Two-story home | MLS 7138155
View listing

1129 Providence Way — $495,000
3 beds | 3 baths | 1,819 sq. ft.
Two-story home | MLS 7138162
View listing

1131 Providence Way — $495,000
3 beds | 3 baths | 1,819 sq. ft.
Two-story home | MLS 7138168
View listing

1133 Providence Way — $505,000
2 beds | 2 baths | 1,262 sq. ft.
Single-level home | MLS 7135985
View listing

1134 Providence Way — $480,000
3 beds | 3 baths | 1,819 sq. ft.
Two-story home | MLS 7138243
View listing

1135 Providence Way — $485,000
2 beds | 2 baths | 1,262 sq. ft.
Single-level home | MLS 7138136
View listing

1136 Providence Way — $465,000
3 beds | 3 baths | 1,819 sq. ft.
Two-story home | MLS 7138247
View listing

1137 Providence Way — $485,000
2 beds | 2 baths | 1,262 sq. ft.
Single-level home | MLS 7138144
View listing

1139 Providence Way — $475,000
2 beds | 2 baths | 1,262 sq. ft.
Single-level home | MLS 7138148
View listing

Prices, status, specifications, dimensions, completion timing, HOA information, and availability are subject to change. Confirm current details with the listing team and applicable purchase and association documents.

BUYER FAQS

Thinking About Building at The Reserve? Start Here.

When will the homes be ready?

Phase 1 availability is planned for Spring/Summer 2027. Confirm the estimated completion timing for the individual home before purchase.

What can I personalize?

Choose Essential, Elevated, or Bespoke, then review the colors, materials, fixtures, and options still available at that home's construction stage.

What does the HOA cover?

The current $200 monthly fee covers lawn care, snow removal, exterior upkeep, trash/recycling, and shared-amenity care. Confirm current terms in the association documents.

When will the amenities be built?

The outdoor community pool, pool house, pickleball court, and clubhouse are planned for a future phase. They are not yet built and remain subject to change.

How do I choose or reserve a homesite?

Talk with the sales team to compare current single-level and two-story locations, review pricing and timing, and understand the applicable purchase steps and documents.

Phase 1 homesites are limited.

A homesite conversation is the fastest way to understand what is available now and what can still be personalized.

THE RESERVE AT PROVIDENCE LAKES

YOUR NEXT STEP

Choose Your Place Before Phase 1 Fills.

Phase 1 homesites are limited, and available design selections narrow as construction advances.

Talk with our community sales team to:

- ✓ Compare available homesites
- ✓ Review current pricing
- ✓ Explore single-level vs. two-story plans
- ✓ Learn which selections are still available
- ✓ Discuss timing and next steps

SCHEDULE YOUR HOMESITE CONVERSATION TODAY

Christopher Nord

The Real Estate Company of Detroit Lakes
218-234-1357

SCAN TO VIEW CURRENT AVAILABILITY

Prefer email? Request Phase 1 Information

Builder/Developer: Jeff | 651-757-5522 | info@providencelakesmn.com

Community plans, home designs, features, specifications, pricing, status, completion timing, amenities, association services, and availability are subject to change. Renderings are conceptual. Confirm all representations in applicable purchase and association documents.