

ASHLEY ACRES PLAT 2- WAUKEE

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
1	375 NW Ashley Avenue	SALE PENDING	70'	1006.85	Standard
2	365 NW Ashley Avenue	SALE PENDING	73'	1006.85	Standard
3	355 NW Ashley Avenue	SALE PENDING	73'	1006.85	Standard
4	345 NW Ashley Avenue	SALE PENDING	70'	1006.85	Standard
5	335 NW Ashley Avenue	SALE PENDING	70'	1006.85	Standard
6	325 NW Ashley Avenue	SALE PENDING	70'	1006.85	Possible Daylight
7	315 NW Ashley Avenue	SALE PENDING	70'	1006.85	Daylight
8	305 NW Ashley Avenue	SALE PENDING	70'		Possible Daylight
9	295 NW Ashley Avenue	SALE PENDING	70'		Possible Daylight
10	285 NW Ashley Avenue	SALE PENDING	70'	1012.90	Standard
11	275 NW Ashley Avenue	SALE PENDING	73'	1012.90	Standard
12	265 NW Ashley Avenue	SALE PENDING	73'	1012.90	Standard
13	255 NW Ashley Avenue	SALE PENDING	70'	1012.90	Standard
14	245 NW Ashley Avenue	SALE PENDING	70'		Standard
15	235 NW Ashley Avenue	SALE PENDING	70'		Standard
16	225 NW Ashley Avenue	SALE PENDING	70'		Standard
17	215 NW Ashley Avenue	SALE PENDING	65'		Standard
18	205 NW Ashley Ave/1460 NW Alderleaf Dr	SALE PENDING	92'		Standard
19	165 NW Ashley Ave/1465 NW Alderleaf Dr	SALE PENDING	88'	1022.65	Standard
20	155 NW Ashley Avenue	SALE PENDING	65'	1022.65	Standard
21	145 NW Ashley Avenue	SALE PENDING	68'	1022.65	Standard
22	135 NW Ashley Avenue	SALE PENDING	73'	1022.65	Standard
23	125 NW Ashley Avenue	SALE PENDING	70'	1022.65	Standard
24	115 NW Ashley Avenue	SALE PENDING	70'	1022.65	Standard
25	105 NW Ashley Avenue	SALE PENDING	73'	1021.90	Standard
26	95 NW Ashley Avenue	SALE PENDING	73'	1021.90	Standard
27	85 NW Ashley Avenue	SALE PENDING	70'	1021.90	Standard
28	75 NW Ashley Avenue	SALE PENDING	70'		Standard
29	65 NW Ashley Avenue	SALE PENDING	70'		Possible Daylight
30	55 NW Ashley Avenue	SALE PENDING	70'		Possible Daylight
31	45 NW Ashley Avenue	SALE PENDING	75'		Daylight
32	35 NW Ashley Avenue	SALE PENDING	80'	1010.00	Walkout
33	30 NW Ashley Avenue	\$115,900	81'	1010.00	Walkout
34	40 NW Ashley Avenue	\$110,500	76'	1010.00	Walkout
35	50 NW Ashley Avenue	\$105,500	73'		Possible Walkout
36	60 NW Ashley Avenue	SALE PENDING	76'		Daylight
37	70 NW Ashley Avenue	SALE PENDING	73'		Daylight
38	80 NW Ashley Avenue	SALE PENDING	70'	1017.65	Daylight
39	90 NW Ashley Avenue	SALE PENDING	70'	1017.65	Daylight
40	100 NW Ashley Avenue	SALE PENDING	70'	1017.65	Daylight
41	110 NW Ashley Avenue	SALE PENDING	70'	1019.10	Possible Daylight
42	120 NW Ashley Avenue	SALE PENDING	70'	1019.10	Possible Daylight
43	130 NW Ashley Avenue	SALE PENDING	70'	1019.10	Possible Daylight
44	140 NW Ashley Avenue	SALE PENDING	65'	1019.10	Standard
45	150 NW Ashley Avenue	SALE PENDING	65'		Standard
46	160 NW Ashley Ave/1435 NW Alderleaf Dr.	SALE PENDING	88'		Standard
47	1430 NW Alderleaf Drive	\$115,500	73'		Walkout
48	210 NW Ashley Ave/1440 NW Alderleaf Dr	\$102,500	93'		Walkout
49	230 NW Ashley Ave/1410 NW Red Oak Dr	\$105,500	93'		Daylight
50	1430 NW Red Oak Drive	\$137,500	77'	1007.25	Possible Walkout
51	1420 NW Red Oak Drive	\$139,900	77'	1007.25	Walkout
52	1410 NW Red Oak Drive	\$139,900	80'	1007.25	Walkout
53	1400 NW Red Oak Drive	\$139,900	80'	1007.25	Walkout
54	1390 NW Red Oak Drive	\$139,900	77'	1007.25	Walkout

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
55	280 NW Red Oak Drive	\$135,500	77'	1007.25	Daylight
56	290 NW Red Oak Drive	\$135,500	75'		Daylight
57	300 NW Red Oak Drive	\$132,500	75'		Walkout
58	310 NW Red Oak Drive	\$132,500	75'		Walkout
59	320 NW Red Oak Drive	\$132,500	75'	1006.20	Walkout
60	330 NW Red Oak Drive	\$132,500	75'	1006.20	Walkout
61	340 NW Red Oak Drive	\$129,900	75'	1006.20	Daylight
62	350 NW Red Oak Drive	\$129,900	75'		Daylight
63	360 NW Red Oak Drive	\$129,900	75'		Daylight
64	370 NW Red Oak Drive	\$119,900	75'		Standard
65	355 NW Red Oak Drive	\$89,900	75'	1003.50	Standard
66	345 NW Red Oak Drive	\$95,500	75'	1003.50	Daylight
67	335 NW Red Oak Drive	\$98,900	75'	1003.50	Walkout
68	325 NW Red Oak Drive	SALE PENDING	75'		Walkout
69	315 NW Red Oak Drive	SALE PENDING	75'		Daylight
70	305 NW Red Oak Drive	SALE PENDING	75'		Daylight
71	295 NW Red Oak Drive	SALE PENDING	71'		Daylight
72	285 NW Red Oak Drive	SALE PENDING	70'	1012.50	Standard
73	275 NW Red Oak Drive	\$89,900	83'	1012.50	Standard
74	1395 NW Red Oak Drive	\$89,900	93'	1012.50	Standard
75	1415 NW Red Oak Drive	\$89,900	93'	1012.50	Standard
76	1445 NW Red Oak Dr/260 NW Ashley Ave	SALE PENDING	121'	1012.50	Standard
77	280 NW Ashley Avenue	SALE PENDING	165'	1012.50	Standard
78	300 NW Ashley Avenue	SALE PENDING	70'		Standard
79	310 NW Ashley Avenue	SALE PENDING	70'		Daylight
80	320 NW Ashley Avenue	SALE PENDING	72'		Daylight
81	330 NW Ashley Avenue	SALE PENDING	75'		Possible Daylight
82	340 NW Ashley Avenue	SALE PENDING	75'		Standard
83	350 NW Ashley Avenue	SALE PENDING	75'	1003.50	Standard
84	360 NW Ashley Avenue	SALE PENDING	75'	1003.50	Standard
85	370 NW Ashley Avenue	SALE PENDING	75'	1003.50	Possible Daylight

Architectural plans, and a list of materials and colors for all construction shall be submitted to and approved by Developer prior to any construction activities. Please review covenants for additional requirements.

Minimum Home Size Requirements:

Lots 1- 30 and 38 -46

Ranch: 1,500 sq. ft.
1 ½ Story: 1,850 sq. ft.
2 Story: 1,950 sq. ft.

Lots 31-37 and 65-85

Ranch: 1,550 sq. ft.
1 ½ Story: 1,850 sq. ft.
2 Story: 1,950 sq. ft.

Lots 47-64

Ranch: 1,600 sq. ft.
1 ½ Story: 2,000 sq. ft.
2 Story: 2,200 sq. ft.



Set Backs: Front 30', Rear 30', Side yard 7' min, 15' total

Homeowners Association Dues: \$150/yr.

Check out the website for all up to date sales information - www.vistalots.com

* Lot widths are an approximate measurement and are not always drawn where a house will ultimately be placed on the Lot. Refer to your licensed engineer for scaling and house placement.

~Seller does not guarantee the information describing these properties.

Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

~All MPE's and MOE's are for reference only, please refer to local city and/or project engineer for MPE's and MOE's.

~Seller does not warrant soil conditions, it is recommended Buyer(s) perform such tests as they deem necessary. All tests must be approved by Seller before being performed.

~Prices are subject to change without notice.

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Updated 4/25/2022