

# ASHLEY ACRES PLAT 3- WAUKEE

| Lot # | Address                                   | Price        | * Approximate Lot Width at Setback | Minimum Protection Elevations (MPE) | Grade             |
|-------|---|--------------|------------------------------------|-------------------------------------|-------------------|
| 1     | 1395 NW Brooks Drive/390 NW Red Oak Drive | \$102,500    | 93'                                |                                     | Standard          |
| 2     | 1385 NW Brooks Drive                      | \$115,500    | 75'                                |                                     | Standard          |
| 3     | 1375 NW Brooks Drive                      | \$119,900    | 75'                                |                                     | Standard          |
| 4     | 1365 NW Brooks Drive                      | \$119,900    | 75'                                |                                     | Standard          |
| 5     | 1355 NW Brooks Drive                      | \$119,900    | 75'                                |                                     | Standard          |
| 6     | 1345 NW Brooks Drive                      | \$122,500    | 83'                                |                                     | Standard          |
| 7     | 1335 NW Brooks Drive                      | \$155,000    | 87'                                |                                     | Daylight          |
| 8     | 1370 NW Brooks Drive                      | \$135,000    | 83'                                | 985.50                              | Walkout           |
| 9     | 1380 NW Brooks Drive                      | \$129,900    | 88'                                | 985.50                              | Daylight          |
| 10    | 1390 NW Brooks Dr/410 NW Red Oak Ct       | \$107,500    | 98'                                |                                     | Walkout           |
| 11    | 420 NW Red Oak Court                      | \$119,900    | 75'                                |                                     | Walkout           |
| 12    | 430 NW Red Oak Court                      | SALE PENDING | 75'                                | 985.50                              | Walkout           |
| 13    | 440 NW Red Oak Court                      | SALE PENDING | 89'                                | 985.50                              | Walkout           |
| 14    | 450 NW Red Oak Court                      | \$149,900    | 90'                                |                                     | Walkout           |
| 15    | 445 NW Red Oak Court                      | \$149,900    | 87'                                |                                     | Walkout           |
| 16    | 435 NW Red Oak Court                      | \$119,900    | 77'                                | 985.50                              | Daylight          |
| 17    | 425 NW Red Oak Court                      | SALE PENDING | 75'                                | 985.50                              | Daylight          |
| 18    | 415 NW Red Oak Court                      | \$112,500    | 75'                                |                                     | Possible Daylight |
| 19    | 405 NW Red Oak Ct/1420 NW Brooks Dr       | \$99,900     | 93'                                |                                     | Possible Daylight |
| 20    | 410 NW Ashley Cir/1440 NW Brooks Dr       | SALE PENDING | 94'                                |                                     | Walkout           |
| 21    | 420 NW Ashley Circle                      | SALE PENDING | 70'                                |                                     | Walkout           |
| 22    | 430 NW Ashley Circle                      | SALE PENDING | 70'                                |                                     | Walkout           |
| 23    | 440 NW Ashley Circle                      | SALE PENDING | 70'                                |                                     | Possible Walkout  |
| 24    | 450 NW Ashley Circle                      | SALE PENDING | 88'                                |                                     | Possible Walkout  |
| 25    | 460 NW Ashley Circle                      | SALE PENDING | 88'                                |                                     | Walkout           |
| 26    | 470 NW Ashley Circle                      | SALE PENDING | 77'                                |                                     | Walkout           |
| 27    | 455 NW Ashley Circle                      | SALE PENDING | 74'                                |                                     | Daylight          |
| 28    | 445 NW Ashley Circle                      | SALE PENDING | 73'                                |                                     | Daylight          |
| 29    | 435 NW Ashley Circle                      | SALE PENDING | 70'                                | 997.00                              | Standard          |
| 30    | 425 NW Ashley Circle                      | SALE PENDING | 70'                                | 997.00                              | Standard          |
| 31    | 415 NW Ashley Circle                      | SALE PENDING | 70'                                | 997.00                              | Standard          |
| 32    | 405 NW Ashley Cir/1460 NW Brooks Dr       | SALE PENDING | 93'                                |                                     | Standard          |
| 33    | 395 NW Ashley Ave/1455 NW Brooks Dr       | \$79,900     | 93'                                | 1006.20                             | Standard          |
| 34    | 385 NW Ashley Avenue                      | \$83,900     | 70'                                | 1006.20                             | Standard          |
| 35    | 380 NW Ashley Avenue                      | \$89,900     | 75'                                | 1001.50                             | Daylight          |
| 36    | 390 NW Ashley Ave/1435 NW Brooks Dr       | \$84,900     | 105'                               | 1001.50                             | Daylight          |

| Lot #   | Address                             | Price     | * Approximate Lot Width at Setback | Minimum Protection Elevations (MPE) | Grade    |
|---------|-------------------------------------|-----------|------------------------------------|-------------------------------------|----------|
| 37      | 395 NW Red Oak Dr/1415 NW Brooks Dr | \$83,900  | 103'                               | 1001.50                             | Standard |
| 38      | 365 NW Red Oak Drive                | \$87,900  | 75'                                | 1001.50                             | Standard |
| OL X/39 | 1330 NW Brooks Drive                | \$149,900 | 86'                                |                                     | Walkout  |
| OL W/40 | 1340 NW Brooks Drive                | \$149,900 | 86'                                |                                     | Walkout  |
| OL V/41 | 1350 NW Brooks Drive                | \$139,900 | 79'                                | 985.50                              | Walkout  |
| OL U/42 | 1360 NW Brooks Drive                | \$135,000 | 80'                                | 985.50                              | Walkout  |



**Derek Temple**  
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**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 1-32 and 39-42**

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

**Lots 33 and 34**

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

**Lots 35-38**

Ranch: 1,550 sq. ft.  
1 ½ Story: 1,850 sq. ft.  
2 Story: 1,950 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](http://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.

Updated 7/19/2022