

# ASHLEY ACRES – WAUKEE

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
1-40	<b>SOLD</b>				
41	75 NW Hidden Knoll Court	\$99,900	78'		Walk-out
42	<b>SOLD</b>				
43-58	<b>SOLD</b>				
59	<b>SOLD</b>				
60	<b>SOLD</b>				
61	<b>SOLD</b>				
62	<b>SOLD</b>				
63	<b>SOLD</b>		80'	1007.00	Walk-out
64	<b>SOLD</b>				
65	<b>SOLD</b>		80'	1007.00	
66	<b>SOLD</b>				
67	<b>SOLD</b>		80'	1007.00	
68-71	<b>SOLD</b>				
72	<b>SOLD</b>		103'		
73	10 NW Alderleaf Drive	\$105,000	103'		Standard (level)
74	<b>SOLD</b>		96'		
75	30 NW Alderleaf Drive	\$118,000	80'		Standard (level)
76	<b>SOLD</b>				
77	50 NW Alderleaf Drive	\$118,000	85'		Standard (level)
78	60 NW Alderleaf Drive	\$115,000	85'	1013.15	Standard (level)
79-98	<b>SOLD</b>				

**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

Ranch: 1,500 sq. ft.

1 ½ Story: 1,850 sq. ft.

2 Story: 1,950 sq. ft.

### Lots 33-36 and 54-57

Ranch: 1,550 sq. ft.

1 ½ Story: 1,850 sq. ft.

2 Story: 1,950 sq. ft.

### Lots 37-53 and 58-98

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](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.

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