

ASHLEY ACRES – WAUKEE

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
1-72	SOLD				
73	10 NW Alderleaf Drive	\$107,500	103'		Standard (level)
74	SOLD				
75	30 NW Alderleaf Drive	\$119,900	80'		Standard (level)
76	40 NW Alderleaf Drive	\$119,900	80'		
77	50 NW Alderleaf Drive	\$119,900	85'		Standard (level)
78	60 NW Alderleaf Drive	\$117,900	85'	1013.15	Standard (level)
79-98	SOLD				

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

* 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 3/26/2024



Brian McMurray
 Cell: 515-778-2601
Dave Harmeyer
 Cell: 515-554-4151