

Take An Additional
\$20,000 Discount
Must close by 7/31/09

Choose Your Own Builder

Village of Merton/Hartland Area

Red-Tail Preserve

House & Lot Packages

One of the nicest locations in the Lake Country - this subdivision is well underway with very fine homes, all from three quality builders. Come home to this peaceful, rolling setting with large lots. Surrounded by an abundance of nature and wildlife with scenic views. Your child is assured of a quality education at the new state-of-the-art Merton Elementary School and renowned Arrowhead High School.

Contact Jeff Horwath today to reserve your lot.

<u>Lot #</u>	<u>Size</u>	<u>\$ Price</u>	<u>Rear Direction/Potential Exposure/Features</u>
1	1.05 acre	\$ 129,900	An outstanding value. Southern rear exposures, Level lot or look-out potential, privacy from trees to the side and rear; landscaped berm to the side.
21	.91 acre	\$ 139,900	High lot with trees & western rear exposure. Works for level or look-out exposure. Sits high for private rear yard with nice sunsets.

- * Architectural Controls to secure your investment.
- * 2700 sq. ft. minimum w/3 car side garage, natural matrl's (2200' on ranches)
- * Located on Hwy KE (Winkelman Rd.), mile north of K (Bristlecone Pines.)
- * Arrowhead Highschool and Merton Elementary School Districts.
- * Minutes from Hwy 16, and 25 minutes from downtown Milwaukee.
- * Private wells and septic.
- * Reasonable taxes in the Village of Merton.

Prices subject to Change without notice,

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Pewaukee
Pewaukee School District

Hawthorne Hill Subdivision

House & Lot Packages

This subdivision is stunning with a very impressive entrance and lots of tranquil open spaces. We have some of the best homesites in this ideal "close-in" location near Capitol Drive, Brookfield & Hwy 16/94. This higher-end development features an abundance of native prairie grasses and wildlife, along with majestic trees and elevated views. Large lots. Protective covenants and a prime location assure an excellent Horwath-home investment.

<u>Lot #</u>	<u>Size</u>	<u>Lot Price</u>	<u>Rear Direction/Potential Exposure/Features</u>
5	.74 acre	\$ 189,900	Lots of privacy with woods to rear, open space across the street, and nearby to the north. Lots of sun from the south and western sunsets. Look-out basement exposure to the south & rear-side.

Lots 7 & 11 will have Horwath houses on them for other customers as well.

- * Fully Improved with City Sewer & Water
- * Pewaukee Lake Elementary (K-3), Horizon (4-6) & Asa Clark (7-8) Middle Schools
- * Pewaukee High School (9-12)
- * Minutes from Capitol Drive, Brookfield, Hwy 16 & I-94.
- * 2800 sq. ft. min. (1600' 1st floor) 1-1/2 & 2 Stories; 2600' - ranches

Approx. \$500 park impact fee and purchase of common mailbox and lamppost due from Buyer at closing.

In addition to permit fees, Pewaukee has a Buyer sewer impact fee payable by Owner.

Prices are subject to change & may change without notice. One acre equals 43,564 square feet.

Call 262-367-0131.

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Choose Your Own Builder

Village of Menomonee Falls
Sussex/Hamilton School District

Carter's Crossing Subdivision

Across from Silver Spring Country Club.

Centrally located with easy access to Hwys 41/45, I-94, Capitol Drive & Brookfield shopping. A pristine development surrounded by nature, ponds & wildlife. This subdivision features very finely crafted homes and is limited to construction by only four discerning home builders, helping to secure your investment.

<u>Lot #</u>	<u>Sq. Ft.</u>	<u>Lot Price</u>	<u>HomesiteFeatures</u>
1	21,418'	\$ 144,900	Possibly your best value, prominently situated near the Subdivision entrance with nice rear views of the golf course. Landscape berms to the rear & side provide a sense of privacy and quietness. The front has views south overlooking the entire wooded perimeter.
27	21,141'	\$ 159,900	Prime location with beautiful rear sunset views facing westerly toward the pond. Possible look-out rear exposure. Front faces model homes and trees.
41	20,051'	\$ 159,900	Private location down the side lane, with tree line on the west side. Sunny southern rear exposure with slope for full walk-out basement. Wooded views in 3 directions.
15	20,637'	SOLD	
47	42,328'	SOLD	
60	21,029'	MODEL	

* 3200 sq. ft. min. (1600' 1st floor) 1-1/2 & 2 Stories; 2500' - ranches

* Masonry is required on 75% of the front, and on chimneys & exposed basements.

* 40 year dimensional shingles required. * Fully Improved w/City Sewer & Water.

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Choose Your Own Builder

Town of Lisbon

Merton Elementary & Arrowhead Highschool

Twin Pine Farm Subdivision

Large 1 acre choice lots in this beautiful rolling, partially wooded setting are highlighted by open natural resource areas and numerous paths. Convenient lake country/ Arrowhead Schools location is close to Hwy 16 or Hwy J (164). All combine to make this a great place to live!!!

<u>Lot #</u>	<u>Size</u>	<u>Lot Price</u>	<u>Homesite Features</u>
30	1.06 acre	\$ 139,900	Beautiful, high-wooded lot with privacy. Could be flat or possible basement exposure. Eastern rear exposure for lots of morning sun.
37	1.04 acre	\$ 134,900	High, cul de sac lot with full walk-out exposure. Panoramic, south-eastern views of the countryside.
58	1.00 acre	\$ 109,900	Very nice, flat lot at the end of a quiet cul de sac. Southwest exposure with open space to the rear.

- * 2500 sq. ft. min. (1600' 1st floor) 1-1/2 & 2 Stories; 2100' - ranches
- * Private well & septic systems.
- * Good architectural controls. Natural building materials. Side entry garages.
- * Common Lampost and Mailbox required.

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