

August 3, 2010

## Hawks Pointe CLOSEOUT SALE

<u>Lot #</u>		<u>Sq. Ft.</u> *	<u>Old Price</u>	<u>New Price</u>
44	C, TL	24,764	\$234,900	\$124,900 – P

### PRICES AND AVAILABILITY SUBJECT TO CHANGE WITHOUT NOTICE

\* Square Footages are approximate

#### LOT CODES:

**C** – Lot faces Cul-de-Sac

**TL** – Lot has tree line or abuts wooded area

**FE** – Lot has full exposure [walk-out]

**PE** – Lot has partial exposure, not necessarily look-out

**◆** – Side Exposure Lot

**◇** – Rear Exposure Lot

**P** – Pending Contract

**BUILDING REQUIREMENTS:** 2600 sq.ft. for a one-story dwelling; 3400 sq.ft. for a 1 ½ or two-story dwelling, the first floor having 1800 sq.ft.

**SETBACKS:** 50' front, 25' side, 25' rear. **Buyer to verify specific lot setbacks with the City of Brookfield**

There is a \$2,500.00 lamp-post/mailbox fee charged at closing. The initial Annual Assessment Fee is \$300.00.

Cultured stone and cement board siding products allowed. Vinyl or aluminum siding is prohibited. Vinyl or aluminum soffit & fascia is prohibited. Roofing materials must be minimum of 320 pounds per square. See Agency Disclosure.

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