



## CRANES CROSSING (Phase II, Addition 1)

<u>Lot #</u>	<u>Sq. Ft.</u> *	<u>Price</u>
37	19,196	\$92,900
45 E,PE,◇, C	18,404	\$93,900
52 C	17,664	\$93,900
53 E,PE, ◇	17,569	\$93,900
54 E,PE, ◇	17,338	\$93,900
55 E,PE, ◇	17,081	\$93,900
56	18,001	\$93,900
57 S,PE, ◇	23,404	\$82,900
59 S,PE, ◇	17,004	\$82,900
60 E,PE, ◆	19,625	\$82,900

N/A – Not Available

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                      ⊗ - Landscape Berm

**EXPOSURE FACES:**    **S**-SOUTH      **N**-NORTH      **W**-WEST      **E**-EAST      **P** – Pending Contract

**BUILDING REQUIREMENTS:**    2,200 sq.ft. for a one-story dwelling; 2400 sq.ft. for a two-story dwelling, the first floor having 1250 sq.ft.

**SETBACKS:**    40' – 50' front, 12 ½' side, 25'- 35' rear. **Buyer to verify specific lot setbacks with the Village of Menomonee Falls.**

There is a \$1,400.00 lamp-post/mailbox fee charged at closing. The initial Annual Assessment Fee is \$300.00.

Cultured Stone and cement board siding products allowed. The amount of cultured stone shall not exceed 15% of any building elevation. Vinyl or aluminum siding prohibited. Roofing materials must be a minimum of a 30 year dimensional asphalt shingle. See Agency Disclosure.

You may also view us on-line at [www.thomsoncorporation.com](http://www.thomsoncorporation.com)

## CRANES CROSSING (Phase III, Addition 2)

<u>Lot #</u>	<u>Sq. Ft.</u> *	<u>Price</u>
67	17,002	\$96,900
68	17,000	\$96,900
69	17,009	\$96,900
70	17,564	\$96,900

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

⊗ - Landscape Berm

**EXPOSURE FACES:** **S**-SOUTH **N**-NORTH **W**-WEST **E**-EAST **P** – Pending Contract

**BUILDING REQUIREMENTS:** 2,200 sq.ft. for a one-story dwelling; 2400 sq.ft. for a two-story dwelling, the first floor having 1250 sq.ft.

**SETBACKS:** 40' – 50' front, 12 ½' side, 25' rear. **Buyer to verify specific lot setbacks with the Village of Menomonee Falls.**

There is a \$1,400.00 lamp-post/mailbox fee charged at closing. The initial Annual Assessment Fee is \$300.00.

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