

# CRANES CROSSING

September 17, 2009

<u>Lot #</u>	<u>Sq. Ft.</u> ★	<u>Price</u>	<u>New Price</u>
1 E, PE, ◇	21,105	<del>\$129,900</del>	\$89,900
15 W, PE ◇	22,409	<del>\$147,900</del>	\$99,900
16 E, PE ◆	21,992	<del>\$149,900</del>	\$99,900
17 N, PE ◇	17,174	<del>\$144,900</del>	\$103,900
19 N, PE ◇	17,792	<del>\$139,900</del>	\$103,900
21 E, PE, C	17,145	<del>\$139,900</del>	\$112,900
28 N, PE, C	17,015	<del>\$139,900</del>	\$112,900
33 TL	17,614	<del>\$144,900</del>	\$112,900
36 W, FE ◇	23,372	<del>\$122,900</del>	\$ 79,900

PRICES 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

**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' - 30' 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.

**Water, Sewer and Park Impact Fees have been paid by the Developer.**

**P** – Pending Contract

**NOTE: Phase 2 (Addition 1) lots have been renumbered, see revised**

**Plat Sheet for changes. For Phase 3 (Addition 2), see preliminary plat.**

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



## CRANES CROSSING (Phase 3)

September 17, 2009

<u>Lot #</u>	<u>Sq. Ft.</u> *	<u>Price</u>	<u>New Price</u>
61 S,PE,C, ◇	19,088	<del>\$152,000</del>	\$128,900
62 S,FE,C, ◇	17,001	<del>\$152,900</del>	SOLD
63 S,FE,C, ◇	25,430	SOLD	SOLD
64 E,PE,C, ◇	24,954	<del>\$156,900</del>	\$139,900
65 N,PE,C, ◇	20,374	<del>\$154,900</del>	\$136,900
66 N,FE,C, ◇	17,121	<del>\$152,900</del>	SOLD
67	17,002	<del>\$151,900</del>	\$131,900
68	17,000	<del>\$148,900</del>	\$124,900
69	17,009	<del>\$148,900</del>	\$124,900
70	17,564	<del>\$148,900</del>	\$124,900

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**EXPOSURE FACES:** **S**-SOUTH

**N**-NORTH

**W**-WEST

**E**-EAST

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