

Oakmont Duplex Lots (Phase 2)

<u>Lot #</u>	<u>Sq. Ft.</u> *	<u>Price</u>
102 E, FE ♦ ❖ TL	16,234	\$89,000
103 E, FE, ♦ ❖ TL	15,945	\$89,000
104 E, FE, ♦ ❖ TL	15,875	\$89,000
105 E, FE, ♦ ❖ TL	16,155	\$89,000
107 E, FE, ♦ ❖ TL	15,741	\$89,000
110 E, PE ♦ ❖	15,498	\$89,000
111 E, PE ♦ ❖	15,162	\$89,000
118 E, PE ♦ C	15,604	\$89,000
119 S, PE ♦ TL	17,310	\$89,000
122 S, PE ♦ TL	20,021	\$89,000
123 S, PE ♦ TL	19,938	\$89,000
126 E, FE * ❖	20,027	\$89,000
127 E, FE * ❖	18,641	\$89,000
128 E, FE * ❖	18,445	\$89,000

PRICES AND AVAILABILITY SUBJECT TO CHANGE WITHOUT NOTICE

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 look-out exposure |
| ♦ – Side Exposure Lot | ♦ – Rear Exposure Lot |
| ❖ - Split Grade | * - Front Exposure Lot |
| Exposure Faces: S -South N -North | W -West E -East |
- P**- Pending Contract

BUILDING REQUIREMENTS: 2,800 sq. ft. minimum for the entire 1 ½ or two-story duplex dwelling, the first floor having a minimum of 1,800 sq. ft.
 3,100 sq. ft. minimum for the entire one-story duplex dwelling.
 One duplex side may be a one story ranch dwelling with a minimum of 1,400 sq.ft.- which would require a total of 3,100 sq. ft. for the entire bldg.
 The two duplex units per lot (termed primary/secondary units) require that the secondary unit shall contain a minimum of 300 sq.ft. less living space than the primary unit.

SETBACKS: 25' front, 10' side, 40' rear. Buyer to verify specific lot setbacks with the City of Waukesha

There is a \$2,400.00 lamp-post/mailbox fee charged at closing. The initial Annual Assessment Fee is \$300.00.

Cultured stone and cement board siding products allowed. Vinyl or aluminum siding prohibited. Roofing materials must be a Dimensional Asphalt Shingle, but such material shall be guaranteed for 30 years or better. Developer has built a retaining wall behind lot # 99-106 and maintenance of these retaining walls is the responsibility of the lot owner.

See Agency Disclosure. Square Footages are approximate.

You may also view us on-line at www.thomsoncorporation.com