

Oakmont Lots

August 26, 2008

<u>Lot #</u>	<u>Sq. Ft. *</u>	<u>Price</u>	<u>Lot #</u>	<u>Sq. Ft. *</u>	<u>Price</u>		
4	17,322	SOLD	25	TL	15,138	\$131,900- N/A	
5	PE ✧	17,030	SOLD	26	TL	16,070	SOLD
6	FE ✧	17,827	SOLD	31	TL,FE ✧	15,056	SOLD
7	FE ✧	18,794	SOLD	46	FE,C ✧	16,922	\$131,900
8	FE ✧	20,973	SOLD	47	C	20,456	SOLD
9	FE ✧	16,259	SOLD	48	C	17,901	SOLD
10	FE ✧	16,250	SOLD	49	C	19,330	SOLD
11		16,858	\$118,900	50	N,FE,C ✧◆	15,020	SOLD
12	N,PE,TL	16,340	SOLD	51		15,148	SOLD
13	TL	15,235	\$124,900	52	FE ✧	15,583	\$131,900
14	FE,TL ✧	15,175	SOLD	53	FE ✧	16,886	\$131,900
15	FE,TL ✧	20,618	SOLD	54	FE ✧	15,149	SOLD
16	FE,TL ✧	20,622	SOLD	55	FE ✧	17,001	SOLD
17	FE,TL ✧	15,822	SOLD	56	FE ✧	15,707	SOLD
18	FE,TL ✧	15,745	SOLD	57	FE ✧	15,321	SOLD
19	FE,TL ✧	15,747	SOLD	58	FE ✧	19,125	SOLD
20	FE,TL ✧	15,712	SOLD	59	FE ✧	18,501	SOLD
21	PE,TL ✧	15,728	SOLD	60	FE ✧	15,598	SOLD
22	S,PE,TL	16,539	SOLD	61	FE ✧	16,467	SOLD
23	S,PE,TL	16,109	\$131,900- N/A	62	FE ✧	17,094	\$117,000
24	S,PE,TL	17,729	SOLD	63	FE ✧	16,956	SOLD
				80	FE, C ✧	18,749	SOLD

Oakmont

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 look-out exposure

◆ – Side Exposure Lot

◇ – Rear Exposure Lot

P- Pending Contract

Exposure Faces:

S-South

N-North

W-West

E-East

BUILDING REQUIREMENTS: 2200 sq.ft. for a one-story dwelling;
2400 sq.ft. for a 1 ½ or two-story dwelling, the first floor having 1250 sq.ft.

SETBACKS: 35' front, 10' side, 45' rear (exceptions for lots abutting Summit Ave.). **Buyer to verify specific lot setbacks with the City of Waukesha**

There is a \$1,200.00 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 and fascia is prohibited. Roofing materials must be minimum of 320 pounds per square.

See Agency Disclosure.

***Discount - \$7,500 credit at closing toward lot improvements**

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

Oakmont Duplex Lots Phase 2

August 26, 2008

<u>Lot #</u>	<u>Sq. Ft.</u> ★	<u>Price</u>	<u>Lot #</u>	<u>Sq. Ft.</u> ★	<u>Price</u>
99 E, FE ◇	19,465	SOLD	114 S,FE ◇ ❖, C	18,349	SOLD
100 E, FE ◇ ❖	18,416	SOLD	115 S,PE ◇ ❖ C, TL	21,778	SOLD
101 E, FE ◇ ❖ TL	17,164	SOLD	116 E,FE ❖ C, TL	20,754	SOLD
102 E, FE ◇ ❖ TL	16,234	\$127,500	117 E, PE ◆ C,TL	24,299	SOLD
103 E, FE, ◇ ❖ TL	15,945	\$131,500	118 E, PE ◆ C	15,604	\$142,800
104 E, FE, ◇ ❖ TL	15,875	\$131,500	119 S, PE ◆ TL	17,310	\$142,800
105 E, FE, ◇ ❖ TL	16,155	\$140,000	120 S, PE ◆ TL	21,552	SOLD
106 E, FE, ◇ ❖ TL	16,111	SOLD	121 S, PE ◆ TL	20,689	SOLD
107 E, FE, ◇ ❖ TL	15,741	\$142,800	122 S, PE ◆ TL	20,021	\$147,900- N/A
108 E, FE ◇ ❖	15,950	SOLD	123 S, PE ◆ TL	19,938	\$145,900- N/A
109 E, PE ◇ ❖	15,671	\$142,000	124 S, PE ◆ TL	19,772	\$143,900- N/A
110 E, PE ◇ ❖	15,498	\$137,000	125 S, PE ◆ TL	19,715	\$142,800- N/A
111 E, PE ◇ ❖	15,162	\$137,000	126 E, FE ❖ ❖	20,027	\$144,000- N/A
112 E, PE ◇	21,350	\$142,800- P	127 E, FE ❖ ❖	18,641	\$140,000
113 S, FE ◇ ❖	17,683	SOLD	128 E, FE ❖ ❖	18,445	\$137,000

PRICES SUBJECT TO CHANGE WITHOUT NOTICE

LOT CODES:

C – Lot faces Cul-de-Sac

FE – Lot has full exposure [walk-out]

◆ – Side Exposure Lot

❖ - Split Grade

TL – Lot has tree line or abuts wooded area

PE – Lot has look-out exposure

◇ – Rear Exposure Lot

P- Pending Contract

❖- Front Exposure Lot

Exposure Faces:

S-South

N-North

W-West **E**-East

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.

***Discount – 15% credit at closing toward lot improvements**

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