

VALLEYWOOD

CLOSEOUT SALE

September 17, 2009

<u>Lot #</u>	<u>Sq. Ft.</u> ★	<u>Original Price</u>	<u>Closeout Price</u>
2 N, PE	20,008	\$ 92,900	\$ 59,900
3 E, PE ◆	26,797	\$ 94,900	\$ 59,900
4 N,C,PE ◆	20,079	\$ 94,900	\$ 59,900
5 N,C,PE ◆	20,788	\$ 98,900	\$ 59,900
6 C, ○	20,089	\$ 98,900	\$ 59,900
7 C, TL, ○	23,156	\$105,900	\$ 59,900
11 E,C,FE ✧	20,547	\$110,900	\$ 59,900
12 E,C,FE ✧	20,177	\$110,900	Sold
16 N,C,FE ✧	22,028	\$110,900	\$ 59,900
18 N,C,FE ✧	20,593	\$115,900	\$ 59,900
19 N,C,FE ✧	20,318	\$117,900	\$ 59,900
22 C, TL	20,020	\$100,900	\$ 59,900
29 ☼	20,019	\$ 84,900	\$ 59,900

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

○ - Optional Exposure Lot (At buyers expense, buyer can regrade to obtain exposure w/Town of Jackson approval)

Exposure Faces: **S**-South **N**-North **W**-West **E**-East **P** – Pending Contract

BUILDING REQUIREMENTS: 1950 sq.ft. for a one-story dwelling; 2300 sq.ft. for a two-story dwelling, the first floor having 1200 sq.ft.

SETBACKS: 42' front, 12 ½' side, 40' rear. Buyer to verify specific lot setbacks with the Town of Jackson.
Lots #13-20 have additional 25' wetland building setback.

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 & fascia is prohibited. Roofing materials must be minimum of 320 pounds per square. See Agency Disclosure.

Seller/Developer will pay the Washington County sewer/water assessment fee at closing.

Lot # 7 & 8 are within the Shoreland/Floodland protection ordinance. Both lots will require a 2nd permit from the Washington County Park & Planning Dept.

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