WELSH OAKS

Lot #	Sq. Ft. ✶	Price	Lot #	Sq. Ft. ✶	Price
1 E, PE ✧	18,108	$90,900	22	15,055	$79,900
2 E, PE ✧	15,150	$89,900	23 N, PE, ◆	17,484	$79,900
3 E, PE ✧	15,066	$89,900	24	16,699	$79,900
4 N, PE ◆,C	17,669	$87,900	25 N, PE, ✧	17,245	$79,900
5 W, FE, ✧,C	15,081	$90,900	29 S, FE ✧	18,911	$92,900
6 W, FE, ✧,C	15,082	$92,900	30 S, FE ✧	15,341	$86,900
7 W, FE ✧,C	17,449	$92,900	31 S, PE ◆	16,861	$84,900
8 S, FE ✧, C	17,585	$92,900	32	15,056	$84,900
10 E, FE ✧,C,TL	20,993	$92,900	33	15,463	$84,900
13 TL, C	20,076	$89,900	34	17,372	$84,900
14 E, FE ✧, TL	21,334	$89,900	35 C	17,556	$84,900
16 E, FE, ✧, TL	21,914	$90,900	36 C	18,880	$86,900
18 E, FE, ✧, TL	20,787	$92,900	38 S, PE ◆, C	20,219	$89,900
21	17,664	$79,900	39	17,149	$84,900
			40	15,287	$82,500

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 **P** – Pending Contract

EXPOSURE FACES: **S**-SOUTH **N**-NORTH **W**-WEST **E**-EAST

REVISED BUILDING REQUIREMENTS : 2,000 sq.ft. for a one-story dwelling; 2450 sq.ft. for a two-story dwelling, the first floor having 1250 sq.ft.

SETBACKS: 35' front, 45' rear. Lots10-20 have a 14' side setback & the rest of the lots have a 10' side setback.

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 are allowed. Vinyl or aluminum soffit/fascia permitted. Roofing materials must be a Dimensional Asphalt Shingle, but such material shall be guaranteed for 30 years or better. Minimum roof pitch shall be 9/12. See Agency Disclosure.

Lots # 4,13,14,21,24,29,30,31,35, and 39 are subject to a Vision Corner Easement. No vegetation within the vision triangle may exceed 30 inches in height.

Developer has paid park fees and sanitary/storm sewer contributions.

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