

Presented By

Matt Neumann

N16 W24132 Prairie Court, Suite 220

Waukesha, WI 53233

262-542-9200 / 262-542-9780 (fax)

Bring your own Builder!!!
(or build with our preferred builder- Loos Homes)

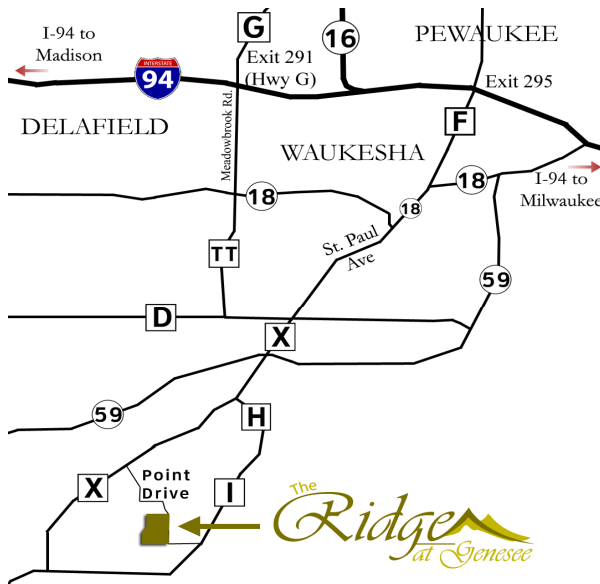
The Ridge at Genesee

Price Range: \$129,000 - \$229,000

Lot Size: 3.01 - 4.22 acres (3.27 average)

Location

From I-94, exit Hwy G (Exit #291). Take Meadowbrook Rd. South - 4 miles to Hwy D. Left on Hwy D (Sunset Dr.) - 1 mile to Hwy X. Right on Hwy X (Saylesville Rd.) - 1.7 miles to Hwy H. Left on Hwy H (River Dr.) (merges with Hwy I) - 3 miles to Point Drive. Right on Point Drive - 1/2 mile to "The Ridge at Genesee" on your left.



Community Information

Municipality	Town of Genessee http://www.towngenesee.org
County	Waukesha http://www.waukeshacounty.gov
School District	Waukesha http://www.waukesha.k12.wi.us
High School	Waukesha West High School
Middle School	Central Middle School
Elementary School	Rose Glen Elementary School

Tax Mill Rate 2005 **11.56 / \$1000**
Assessment Ratio 100%

Community Features

Sewer	Private Septic
Water	Private Well
Paved Road	Yes
Curb & Gutter	No
Sidewalk	No
Electric Power	WE Energies
Natural Gas	WE Energies
Telephone Line	SBC

Home Specifications

Minimum Home Sizes

1 Story 2,000 Sq Ft
2 Story 2,500 Sq Ft

Siding Materials-The front elevation must include brick, stone, stucco, solid, wood, or hardiplank. vinyl or aluminum siding may be used on other facades.

Roof Pitch-not less than 5/12 Wood Shake or Dimensional

Driveway Details

concrete or asphalt-installed w/in 12 months of occupancy

Garage Details

minimum 2-car attached garages-detached garages allowed

Fees-Mailbox and Tree

fee of \$250 collected at closing for installation of mailbox
fee of \$250 collected at closing for installation of tree

This information is not guaranteed and is subject to verification by buyer.

A copy of the final plat and deed restrictions are available upon request.

Prices may change at any time without notice.