



Presented By

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Walnut Estates is the ideal location between Madison and Milwaukee with easy access to I-94 from Hwy 26 in Johnson Creek. This quiet, secluded location is wrapped in mature trees and a walking trail. Enjoy the convenience of the Johnson Creek Outlot Mall.

Black Walnut Estates

Price Range: \$49,900 - \$69,900	Lot Size: 10,151 - 20,113 sq. ft.
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Location	Community Information
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Milwaukee Area 30 minutes
 Madison Area 42 minutes
 I-94 .5 miles

From I-94: Exit Hwy 26, north to River Dr., west to Black Walnut Pass, north into neighborhood.

Municipality	Village of Johnson Creek http://www.johnsoncreek.govoffice2.com/
County	Jefferson www.co.jefferson.wi.us
School District	Johnson Creek School District www.johnsoncreek.k12.wi.us
High School	Johnson Creek High School
Middle School	Johnson Creek Middle School
Elementary School	Johnson Creek Elementary School

Bring Your Own Builder!!!
(or use our preferred builder - Loos Homes)

Community Features	
Sewer	City
Water	City
Paved Road	Yes
Curb & Gutter	Yes
Sidewalk	Yes
Electric Power	WE Energies
Natural Gas	WE Energies
Telephone Line	TDS Telecom or Charter Commun.
Cable	Charter Communications

Home Information

Minimum Home Sizes (Square Feet)	
Single Story	1,400 Sq. Ft. Minimum
Two Story	1,800 Sq. Ft. Minimum
HOA Fee (annual)	\$100
Mailbox Fee	\$150
Storm Water Management	\$400 one time fee

Exterior Restrictions:
5/12 Minimum Roof Pitch
Exterior: Vinyl, aluminum. Brick. Cedar, or stone
Garages: Minimum 2-car attached
Trees: Each homeowner to install 2 trees

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.