

**SUBURBAN REALTY, INC.**  
**1055 SPRING STREET, PO BOX 195**  
**GRAFTON WI 53024**

PH: 262-377-3060 Fax: 262-377-1030 Web Site: [www.suburbanrealty.biz](http://www.suburbanrealty.biz)

**SHADY HOLLOW PH 1**  
**GRAFTON**

Lot 1	\$ 105,000.00	Full Rear (for NE Corner of home)	Lot 17	\$ 107,000.00	Full Rear
Lot 2	SOLD		Lot 18	\$ 106,000.00	Full Rear
Lot 3	\$ 103,000.00	Full Rear	Lot 19	\$ 110,000.00	Full Rear
Lot 4	\$ 103,000.00	4 Foot in Rear	Lot 20	\$ 107,000.00	No Exposure
Lot 5	\$ 92,000.00	No Exposure	Lot 21	\$ 107,000.00	No Exposure
Lot 6	SOLD		Lot 22	SOLD	
Lot 7	\$ 106,000.00	No Exposure	Lot 23	\$ 106,000.00	No Exposure
Lot 8	\$ 110,000.00	No Exposure	Lot 24	\$ 106,000.00	No Exposure
Lot 9	\$ 115,000.00	No Exposure	Lot 25	\$ 103,000.00	No Exposure
Lot 10	\$ 120,000.00	No Exposure	Lot 26	\$ 103,000.00	No Exposure
Lot 11	\$ 125,000.00	No Exposure	Lot 27	\$ 103,000.00	No Exposure
Lot 12	SOLD		Lot 28	\$ 98,000.00	No Exposure
Lot 13	\$ 123,000.00	No Exposure	Lot 29	\$ 92,000.00	No Exposure
Lot 14	SOLD		Lot 30	\$ 102,000.00	No Exposure
Lot 15	\$ 110,000.00	No Exposure	Lot 31	\$ 102,000.00	No Exposure
Lot 16	\$ 106,000.00	Full Rear			

- Improved Lots
- Paved Road, Curb, Gutter, Sidewalk – Street Trees – Street Lights
- Municipal Sewer & Water Lateral to each Lot
- Underground Natural Gas, Electric, Telephone & Cable TV
- Storm Sewer Lateral to all Lots
- Grafton Schools, Address, Taxes, Mail & Trash Pickup
- Lot Buyer may choose their own builder
- No time limit to start home construction
- Buyer to pay Grafton's one time ERC fee – \$ 790.00 for 2010
- Minimum House Size: 1800 sq. ft. for 1-story  
2200 sq. ft for 2-story with 1200 sq. ft. on 1<sup>st</sup> floor
- Siding – Brick, Stone, Cedar, Hardi-Plank or Equivalent
- Roof – Wood, Tile or 3-Dimensional Asphalt or Fiberglass Shingles
- Minimum Roof Pitch – 8/12
- Setbacks: Front Minimum - 30 ft. except for lots 1, 2, 3, 4, & 5  
Side Minimum - 6 ft. one side & 10 ft other side  
Rear Minimum - 25 ft. or more if identified on final plat
- Prices subject to change without notice
- Measurements are approximate