

## White Oaks Subdivision in Town of Cedarburg

Suburban Realty Inc  
1055 Spring Street P.O. Box 195  
Grafton, WI 53024

Visit: [www.suburbanrealty.biz](http://www.suburbanrealty.biz)

<u>Lot</u>	<u>Price</u>	<u>Possible Basement Exposure</u>
1	Sold	Partial on Left or East
2	Sold	Partial on Left or East
3	\$114,900	Partial to Rear or South
4	Sold	Full on Right or West
5	Sold	Full on Right or Northwest
6	Sold	Partial to Rear or West
7	Sold	Partial to Rear or North
8	\$164,900	Partial on Left or West
9	\$159,900	No Exposure
10	\$159,900	Partial to Front or West
11	\$144,900	Partial to Rear or East
12	\$116,900	No Exposure
13	\$117,900	No Exposure

- Home on most lots could be built without any exposure. See above for possible exposures.
- Soil test shows all lots perk out for a 4-bedroom home. (Lot 6 will need pre-treatment) Mound area on most lots could be reduced by pre-treatment.
- All lot owners have common use of 31 acre outlot. Outlot has almost 1 mile walking path through mature woods and past ponds and prairie.
- Developer to pay Town impact fee for lot at time of lot closing.
- Annual homeowners fee of \$250.00 payable at time of lot closing.
- Garbage pickup from end of drive by Town of Cedarburg.
- Served by Cedarburg Schools.
- Underground gas, electric, telephone, and cable.
- Lot buyer may choose their own builder.
- No time limit for starting home construction.
- Lots buildable area as shown on final plat.
- Minimum Home Sizes: 2400 sq. ft. for 1-story  
2800 sq. ft. for 2-story (1500 sq. ft. min. on 1<sup>st</sup> floor)
- Maximum Home Size: 5000 sq. ft. finished area
- Attached garage minimum of 3-car & maximum of 4-car. See deed restrictions for more details.
- Construction Material: Exterior – All natural materials such as brick, wood, cedar, stone, stucco, hardi-plank, or its equivalent. Roof having a minimum weight of 240# per 100 sq. ft.