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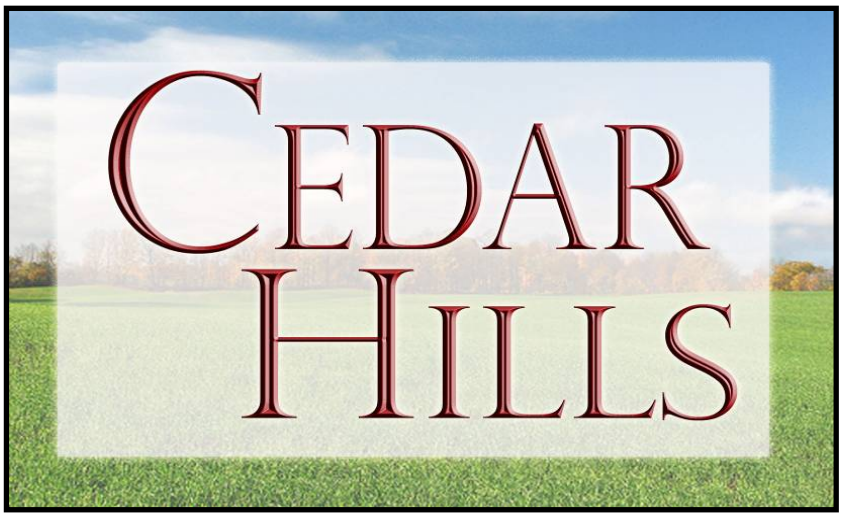

- The Power of The Rock!
- National Relocation and Referral Network
- Internet Marketing at **www.pruar.com**
- Virtual Property Tours on Web
- Anytime Home Line, 24 Hour Property Info
- Buyer and Seller Home Warranties

800-378-5558

Exclusive and Private Neighborhood with Only 9 Lots!

Cedar Hills Subdivision — $279,900 to $369,900

Subdivision	Cedar Hills
Lot Size	5.01 acres to 11.31 acres
Architectural Control Committee	Yes ✓ No ☐
Minimum Size Required	(Square Feet)
■ **1 Story Home**	3,000
■ **2 Story, 1st Floor**	1,800
2 Story, Total	3,600
■ **1.5 Story, 1st Floor**	1,800
1.5 Story, Total	3,400
Garage Requirements	792 Sq. Ft. Attached (3 car)
Exterior Materials	Natural; Stone Wood
Roofing Requirements	300# or 40 Year Dimensional Shingle
Outbuilding Allowed?	Yes, with ACC
Pool Allowed?	Yes, In-Ground with ACC
Fencing Allowed?	Yes, with ACC
Driveway Requirement	Hard Surface
Building Setbacks	75' Front 30' Side 30' Rear 75' from Wetland
Mailbox	Uniform. $600 paid by Buyer at Closing
Association Fee	$250.00 per year (projected)

Municipality	Town of Ottawa
Mailing Address	Dousman, WI 53118-9611
County	Waukesha
Map	35S 357W
Tax ID Number	To Be Determined
2007 Tax Bill	To Be Determined
Tax Mill Rate (2007)	$16.85 per $1,000
Assessment Ratio	83.87%

(Tax information subject to verification.)

Zoning	Residential

	Yes	No
Municipal Sewer	☐	☑
Municipal Water	☐	☑
Septic Required	☑	☐
Well Required	☑	☐
Paved Road	☑	☐
Curb & Gutter	☐	☑
Sidewalk	☐	☑
Electric Power	☑	☐
Natural Gas	☑	☐
Telephone Line	☑	☐
Cable Available	☑	☐
Plat of Survey	☑	☐
Perc Test on File	☐	☑
Boring Test on File	☑	☐
Flood Plain	☐	☑
Wetland/Conservancy	☑	☐

High School	Kettle Moraine High School
Middle School	Dousman Middle School
Elementary School	Dousman Elementary

(Buyer should verify elementary school with school district.)

A complete copy of deed restrictions is available upon request.

Listing Agent	Jon Spheeris
Agent Phone	800-378-5558 ext. 1030
Agent Fax	262-567-5824
Agent E-Mail	jon@pruar.com

Directions: Hwy 67 south to County Road D, left to the subdivision entrance on the right

MLS # Multiple

Information not guaranteed and is subject to verification by buyer

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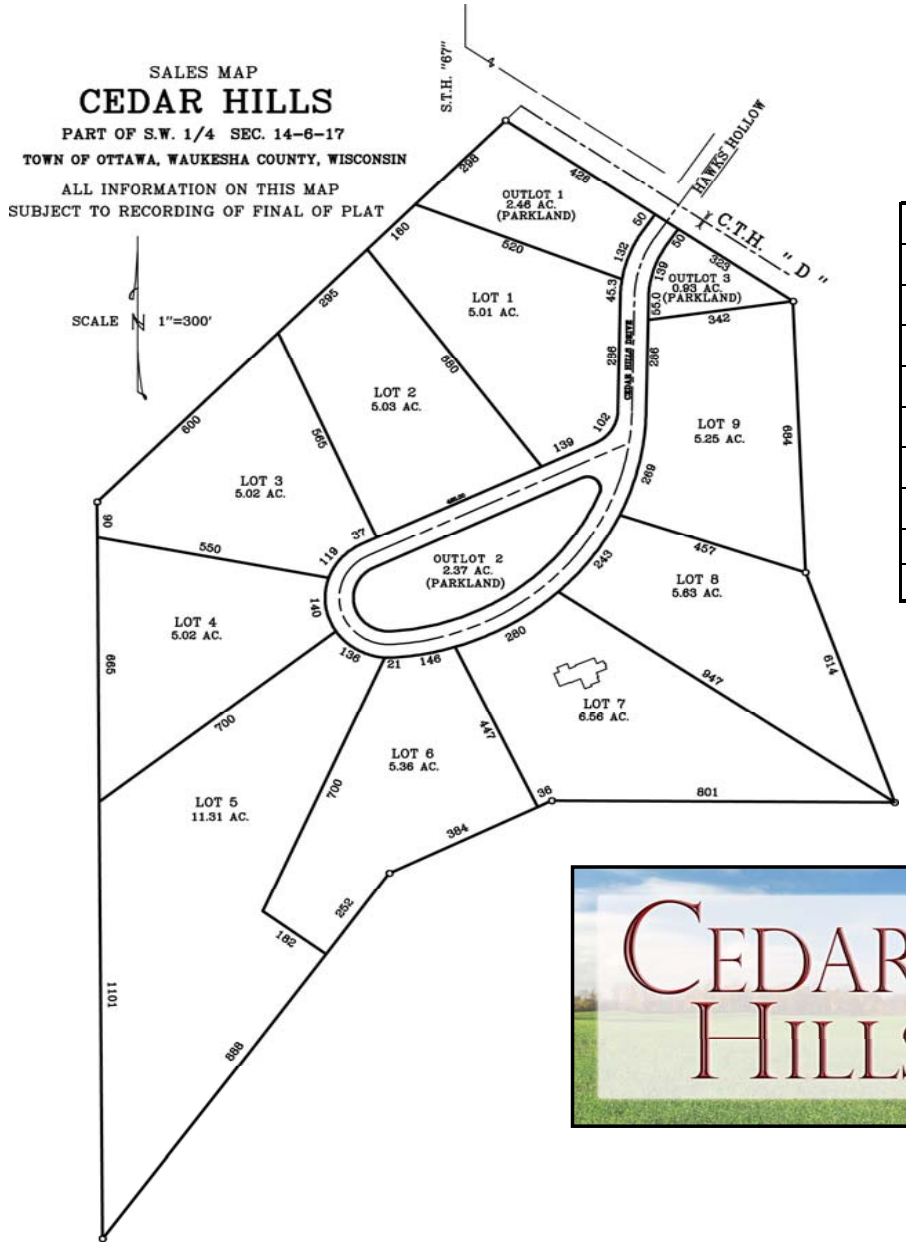
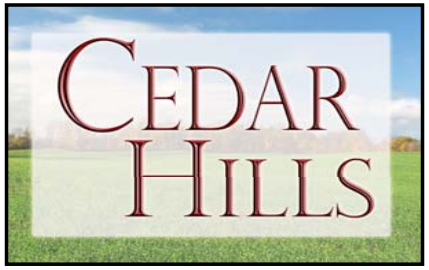
Cedar Hills Pricing and Sales Plat



Pre-Construction Prices

Lot #	Price	Square Feet	Acres
1	$ 279,900	218,236	5.01
2	$ 289,900	219,107	5.03
3	$ 289,900	218,671	5.02
4	$ 289,900	218,671	5.02
5	$ 369,900	492,664	11.31
6	$ 319,900	233,482	5.36
7	NA	285,754	6.56
8	$ 319,900	245,243	5.63
9	$ 299,900	228,690	5.25



Call 800-378-5558 or visit www.pruar.com for more information.

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