

# ASHLEY ACRES PLAT 2- WAUKEE

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
1-22	<b>SOLD</b>				
23	125 NW Ashley Court	\$89,900	70'	1022.65	Standard
24-47	<b>SOLD</b>				
48	210 NW Ashley Ave/1440 NW Alderleaf Dr	\$115,900	93'		Walkout
49	230 NW Ashley Ave/1440 NW Red Oak Dr	\$109,900	93'		Daylight
50	1430 NW Red Oak Drive	\$149,900	77'	1007.25	Possible Walkout
51 - 60	<b>SOLD</b>				
61	340 NW Red Oak Drive	\$129,900	75'	1006.20	Daylight
62	350 NW Red Oak Drive	\$129,900	75'		Daylight
63	360 NW Red Oak Drive	\$129,900	75'		Daylight
64	370 NW Red Oak Drive	\$119,900	75'		Standard
65	<b>SALE PENDING</b>		75'	1003.50	Standard
66	<b>SALE PENDING</b>		75'	1003.50	Daylight
67-74	<b>SOLD</b>				
75	1415 NW Red Oak Drive	\$92,900	93'	1012.50	Standard
76-85	<b>SOLD</b>				

**Architectural plans, and a list of materials and colors for all construction shall be submitted to and approved by Developer prior to any construction activities. Please review covenants for additional requirements.**

#### Minimum Home Size Requirements:

##### Lots 1- 30 and 38 -46

Ranch: 1,500 sq. ft.  
1 ½ Story: 1,850 sq. ft.  
2 Story: 1,950 sq. ft.

##### Lots 31-37 and 65-85

Ranch: 1,550 sq. ft.  
1 ½ Story: 1,850 sq. ft.  
2 Story: 1,950 sq. ft.

##### Lots 47-64

Ranch: 1,600 sq. ft.  
1 ½ Story: 2,000 sq. ft.  
2 Story: 2,200 sq. ft.



**Set Backs:** Front 30', Rear 30', Side yard 7' min, 15' total

Homeowners Association Dues: \$150/yr.

**Check out the website for all up to date sales information - [www.vistalots.com](http://www.vistalots.com)**

\* Lot widths are an approximate measurement and are not always drawn where a house will ultimately be placed on the Lot. Refer to your licensed engineer for scaling and house placement.

~Seller does not guarantee the information describing these properties.

Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

**~All MPE's and MOE's are for reference only, please refer to local city and/or project engineer for MPE's and MOE's.**

~Seller does not warrant soil conditions, it is recommended Buyer(s) perform such tests as they deem necessary. All tests must be approved by Seller before being performed.

~Prices are subject to change without notice.

**Brian McMurray**  
Cell: 515-229-8337  
**Dave Harmeyer**  
Cell: 515-554-4151

Updated 11/27/2024