

# ASHLEY ACRES PLAT 3- WAUKEE

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
1	1395 NW Brooks Dr/390 NW Red Oak Dr	\$102,500	93'		Standard
2	1385 NW Brooks Drive	\$115,500	75'		Standard
3	1375 NW Brooks Drive	\$119,900	75'		Standard
4	1365 NW Brooks Drive	\$119,900	75'		Standard
5	1355 NW Brooks Drive	\$119,900	75'		Standard
6-8	<b>Sold</b>				
9	1370 NW Brooks Drive	\$145,500	88'	985.50	Daylight
10	1390 NW Brooks Dr/410 NW Red Oak Ct	\$115,900	98'		Walkout
11	420 NW Red Oak Court	\$124,900	75'		Walkout
12 - 15	<b>Sold</b>				
16	435 NW Red Oak Court	\$135,000	77'	985.50	Daylight
17	<b>Sold</b>				
18	415 NW Red Oak Court	\$119,900	75'		Possible Daylight
19	405 NW Red Oak Ct/1420 NW Brooks Dr	\$107,500	93'		Possible Daylight
20 - 32	<b>Sold</b>				
33	395 NW Ashley Ave/1455 NW Brooks Dr	\$86,900	93'	1006.20	Standard
34	385 NW Ashley Avenue	\$89,900	70'	1006.20	Standard
35 - 36	<b>Sold</b>				
37	385 NW Red Oak Dr/1415 NW Brooks Dr	\$89,900	103'	1001.50	Standard
38 - 42	<b>Sold</b>				



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

**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 1-32 and 39-42**

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

**Lots 33 and 34**

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

**Lots 35-38**

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

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
-------	---------	-------	------------------------------------	-------------------------------------	-------

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.

Updated 11/26/2024