

SADDLE RIDGE

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE)	Grade
1	3106 Wakonda Drive	\$105,500	100.6'		Standard
2	3100 Wakonda Drive	\$115,500	77.6'	885.70	Standard
3	3018 Wakonda Drive	\$115,500	77.6'	885.70	Standard
4	3012 Wakonda Drive	\$125,500	77.6'		Standard
5	3006 Wakonda Drive	\$139,900	77.6'		Standard
6	3000 Wakonda Drive	\$159,900	77.6'		Standard
7	2918 Wakonda Drive	\$159,900	77.6'	890.10	Standard
8	2912 Wakonda Drive	\$159,900	77.6'	890.10	Standard
9	2906 Wakonda Drive	\$149,900	87.6'	890.10	Standard
10	2900 Wakonda Drive	\$149,900	90'	890.10	Standard
11	2818 Wakonda Drive	\$159,900	80'	890.10	Standard
12	2812 Wakonda Drive	\$179,900	80'	890.10	Standard
13	2806 Wakonda Drive	\$189,900	80'		Standard
14	2800 Wakonda Drive	\$199,900	80'		Standard
15	2724 Wakonda Drive	\$199,900	80'		Standard
16	2801 Wakonda Drive/201 Emmett Drive	\$125,500	98.5'		Walkout
17	2807 Wakonda Drive	\$132,500	76'		Walkout
18	2813 Wakonda Drive	\$132,500	76'	883.50	Walkout
19	2819 Wakonda Drive	\$132,500	76'	883.50	Possible Walkout
20	2901 Wakonda Drive	\$135,500	85.5'	883.50	Daylight
21	2907 Wakonda Drive	\$135,500	89'	883.50	Daylight
22	2913 Wakonda Drive	\$135,500	79.5'	883.50	Daylight
23	2919 Wakonda Drive	\$135,500	79.5'	883.50	Walkout
24	3001 Wakonda Drive	\$135,500	79.5'		Walkout
25	3007 Wakonda Drive	\$135,500	79.5'		Walkout
26	3013 Wakonda Drive	\$135,500	79.5'		Walkout
27	3019 Wakonda Drive	\$129,900	84.5'		Walkout
28	3101 Wakonda Drive	\$117,500	74'		Walkout
29	3107 Wakonda Drive	\$110,500	86.2'		Walkout
30	3104 Clearwater Drive	\$139,900	170.7'		Standard
31	3022 Clearwater Drive	\$97,900	84.5'		Standard
32	3016 Clearwater Drive	\$99,500	79.5'		Standard
33	3010 Clearwater Drive	\$99,500	79.5'		Standard
34	3004 Clearwater Drive	\$99,500	79.5'		Standard
35	2922 Clearwater Drive	\$99,500	79.5'	883.50	Standard
36	2916 Clearwater Drive	\$99,500	79.5'	883.50	Standard
37	2910 Clearwater Drive	\$99,500	89'	883.50	Standard
38	2904 Clearwater Drive	\$99,500	85.5'	883.50	Standard
39	2822 Clearwater Drive	\$99,500	76'	883.50	Standard
40	2816 Clearwater Drive	\$99,500	76'	883.50	Standard
41	2810 Clearwater Drive	\$99,500	76'		Standard
42	2804 Clearwater Drive/211 Emmett Drive	\$97,900	98.5'		Standard
43	306 Emmett Court	\$145,500	80'		Walkout
44	312 Emmett Court	\$179,900	80.8'	869.00	Walkout

45	Sale Pending		90.6'	869.00	Walkout
46	Sale Pending		85.9'		Walkout
47	319 Emmett Court	\$189,900	87.1'	864.00	Walkout
48	313 Emmett Court	\$179,900	80.8'	864.00	Walkout
49	307 Emmett Court	\$145,500	80'		Walkout
50	301 Emmett Court/2807 Clearwater Drive	\$135,500	103'		Walkout
51	2813 Clearwater Drive	\$169,900	83.5'		Walkout
52	2819 Clearwater Drive	\$169,900	87.5'		Walkout
53	2903 Clearwater Drive	\$169,900	91'		Walkout
54	2909 Clearwater Drive	\$169,900	87.5'		Walkout
55	2915 Clearwater Drive	\$169,900	80'	864.00	Walkout
56	2921 Clearwater Drive	\$169,900	80'	864.00	Walkout
57	3003 Clearwater Drive	\$169,900	80'	864.00	Walkout
58	3009 Clearwater Drive	\$159,900	83.7'		Walkout
59	3015 Clearwater Drive	\$149,900	83.7'	861.00	Walkout
60	3021 Clearwater Drive	\$139,900	80'	861.00	Walkout
61	3103 Clearwater Drive	\$145,500	173.1'	861.00	Walkout

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:

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

Setbacks:

Front Yard 30', Rear Yard 35', Side Yard 15' Total Minimum 7'



Brian McMurray Cell: 515-229-8337
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Home Owners Association dues will be established at a later date.

* 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.