



Waterview Heights Subdivision West De Pere, WI



Craig Kassner
Builder/Developer/Broker

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PROPERTY REMARKS

Come home every day to this professionally developed new subdivision in West De Pere. All city services and improvements included. Neighborhood park and conservancy. Some lots suitable for basement daylight window exposure. Near Fox River off Lost Dauphin Road. Restrictive covenants apply, such as minimum total square footage 1,300 for ranch homes and 1,600 for two story homes. Come see what this private and peaceful neighborhood has to offer your family.

PROPERTY INFORMATION

Lot Sizes—Various See Plat
Property Tax/Year—TBD
Sanitary Sewer—Yes
Municipal Water—Yes
Storm Sewer—Yes
Gas—Yes
Cable T.V.—Yes

Current Zoning—Residential
Use Restrictions—Yes
Assessments—None
Street—Public
Schools—West De Pere
Flood Plain - No

PROPERTY LOCATION

Lost Dauphin Road south out of West De Pere to subdivision.



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For More Information Visit Our Website At www.BestBuiltInc.com





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<u>Lot #/Street</u>	<u>Dimensions/Lot Size</u>	<u>Price</u>
100 Arborvitae Lane	see plat map/15,810 sq. ft.	\$36,900.00

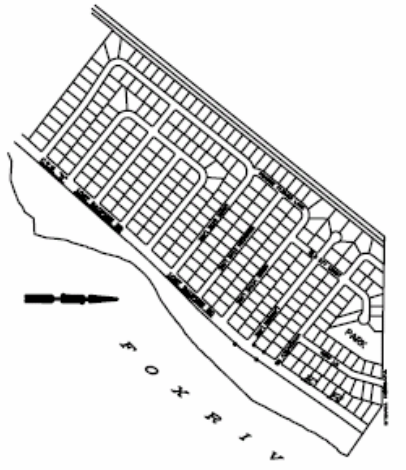
*Note: Current Pricing As Of March 7, 2009. Seller Reserves The Right To Change Pricing Without Notice.



Professionally Built Homes by Craig Kassner

**Substantial Lot Discounts Available If Home Is Constructed By Best Built
Free Blueprint Drafting To All Customers Who Build With Best Built**

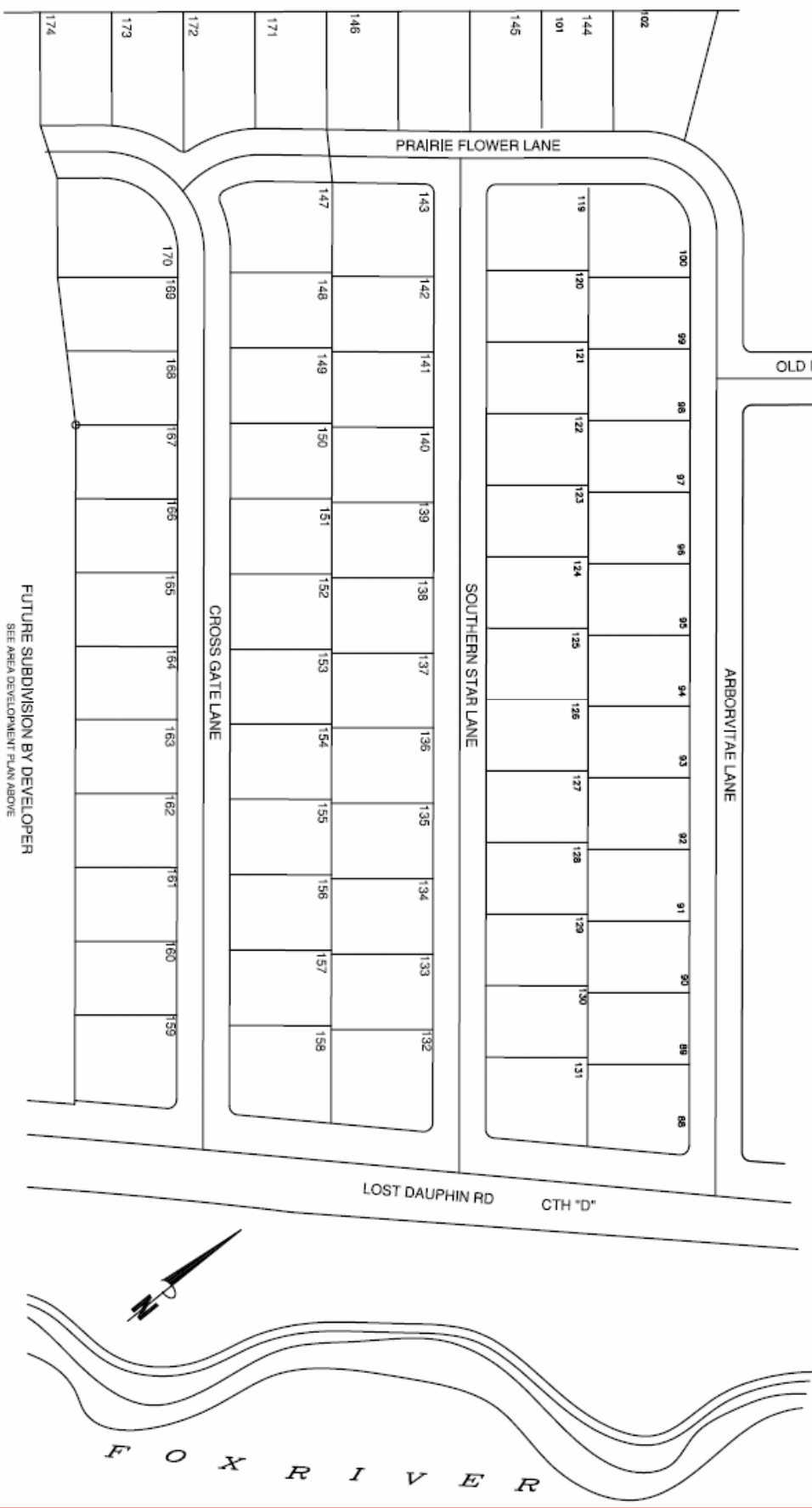




AREA DEVELOPMENT PLAN

WATERVIEW HEIGHTS
 WEST DE PERE, WISCONSIN
 PRESENTED BY
BEST BUILT INC.

FOR LOT & HOME INFORMATION
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FUTURE SUBDIVISION BY DEVELOPER
 SEE AREA DEVELOPMENT PLAN ABOVE

WATERVIEW HEIGHTS

RESTRICTIVE COVENANTS

1. THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
2. EACH LOT OWNER SHALL GRADE THE PROPERTY ABUTTING A STREET TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
3. NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE, A DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.
4. THE CITY OF DEPERE REQUIRES THE INSTALLATION OF SIDEWALKS ON ALL LOTS ABUTTING A THROUGH STREET. SIDEWALK INSTALLATION SHALL BE REQUIRED ON WATERVIEW ROAD, LOST DAUPHIN ROAD, OLD IVY ROAD, PRAIRIE FLOWER LANE, ARBORVITAE LANE, LANTERN LANE, AND RED TAIL GLEN PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT BY THE CITY.
5. NO ACCESSORY STRUCTURES, FENCES, TREES, NOR SHRUBS SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS.
6. ALL PLANS FOR NEW CONSTRUCTION MUST BE APPROVED BY THE DEVELOPER PRIOR TO START OF CONSTRUCTION.
7. A SITE PLAN SHOWING THE LOCATION OF THE HOME UPON LOT MUST BE APPROVED BY DEVELOPER PRIOR TO START OF CONSTRUCTION.
8. THE EXTERIOR, ALONG WITH THE GENERAL CONSTRUCTION OF A BUILDING ERECTED ON THE PREMISES MUST BE COMPLETED WITHIN SIX MONTHS AFTER START OF BUILDING CONSTRUCTION.
9. THE GRADING, SEEDING, OR SODDING OF LOTS SHALL BE COMPLETED WITHIN THREE MONTHS AFTER COMPLETION OF GENERAL CONSTRUCTION ON THE PROPERTY, EXCLUDING THE MONTHS OF DECEMBER, JANUARY, FEBRUARY, AND MARCH.
10. EACH DWELLING SHALL HAVE AN ATTACHED GARAGE OF NOT LESS THAN 24 FEET IN WIDTH.
11. YARD STORAGE SHEDS AND ACCESSORY GARAGES SHALL BE APPROVED BY THE DEVELOPER AND SHALL BE CONSTRUCTED OF MATERIALS SIMILAR TO THEIR HOME, THE MAXIMUM SIZE OF ANY SHED SHALL BE NO LARGER THAN 14' x 14' AND SHALL NOT HAVE ANY TYPE OF DRIVEWAY TO IT.
12. NO CONSTRUCTION OF ANY DWELLING SHALL BE COMMENCED UNTIL PLANS FOR SUCH DWELLING MEET THE MINIMUM REQUIREMENT FOR 1,300 SQUARE FEET OF LIVING SPACE FOR A RANCH STYLE HOME AND 1,800 SQUARE FEET OF LIVING SPACE FOR A TWO STORY HOME. SPLIT LEVEL AND STORY AND A HALF HOMES WILL BE APPROVED BY DEVELOPER AFTER VIEW OF PLANS.
13. ALL DRIVEWAYS MUST BE CONCRETE WITHIN THREE MONTHS AFTER COMPLETION OF GENERAL CONSTRUCTION EXCLUDING THE MONTHS OF DECEMBER, JANUARY, FEBRUARY, AND MARCH.
14. NO BOAT, CAMPER OR TRAILER MAY BE STORED OR PLACED IN THE FRONT OR SIDE YARD OF ANY LOT DURING THE MONTHS OF OCTOBER THROUGH APRIL. NO ANIMAL SHELTER, PEN OR SATELLITE DISH MAY BE STORED OR PLACED IN THE FRONT OF SIDE YARD OF ANY LOT. SUCH ITEMS MAY BE PLACED IN THE REAR YARD IF SCREENED FROM VIEW FROM ABUTTING LANDOWNERS BY APPROPRIATE LANDSCAPING.
15. HOMES SHALL CONSIST OF A MASONRY FRONT COVERING NOT LESS THAN 50 % OF THE TOTAL EXTERIOR AREA. (NOTE: THE DEVELOPER MAY APPROVE TWO STORY FRONTS WITH NO BRICK OR LESS THAN 50 % BRICK COVERAGE BASED ON PLAN STYLE, ROOF LINES, AND/OR CURB APPEAL.)