



Bavarian Woods
Village of Germantown

Price Range: \$99,900 - \$109,900

<p>Lot Size Range 45,303 sq ft to 64,846 sq ft (1 - 1.5 acres)</p> <p>Minimum Sq Ft 1600 ranch 2200 two-story; 1200 1st floor</p> <p>Exterior Materials 25% masonry on front facade Natural materials only Cement board allowed Window & trim consistency</p> <p>Garage Attached, 3 car side load</p> <p>Roof 10/12 ranch, 8/12 two-story 30 yr asphalt dimensional shingle minimum</p> <p>Building Setbacks 50ft front, 20ft side & rear</p> <p>Outbuildings One matching outbuilding, inclusive of roof pitch, trim, exterior materials & windows</p> <p>Fence 3' max., wood or masonry</p> <p>Pool In ground only</p>	<p>Municipality Village of Germantown</p> <p>County Washington</p> <p>Zip Code 53022</p> <p>Tax Mill Rate \$21.47 per \$1,000</p> <p>Assessment Ratio 76.40% (Tax information subject to variation)</p>
<p>High School Germantown High School</p> <p>Middle School Kennedy Middle School</p> <p>Elementary School Amy Belle Elementary St. Boniface Elementary</p>	<p>Exposure Full and partial available</p> <p>Municipal Water No</p> <p>Municipal Sewer No</p> <p>Septic Required Yes - Mound/Conventional</p> <p>Well Required Yes</p> <p>Curb & Gutter Yes</p> <p>Sidewalk No</p> <p>Electric Power Yes</p> <p>Natural Gas Yes</p> <p>Telephone Line Yes</p> <p>Cable Available Yes</p> <p>Plat of Survey Yes</p> <p>Perc & Boring Test Yes</p> <p>Architectural Control Committee Yes</p> <p>Association Fee \$300 per year (approximate)</p> <p>Impact Fee \$1,336 at closing</p> <p>Mailbox/Newspaper Uniform, \$740 at closing</p> <p>Lamppost Uniform, TBD</p>

Contact: Scott Simon (262) 792-8921 or scott@simongroup.net

www.simongroup.net

Directions: Bavarian Woods is located on the north side of Mequon Road west of Hwy. 45 in the Village of Germantown. From I-94, exit north on Hwy. 45, take the WI-167E (Lannon Rd.) exit to CR-Y (Mequon Rd.). Turn right on to WI-167E, turn left on to Maple Road, and turn left on to Mequon Road.

Note: Simon Group reserves the right to modify or change information without notice.