



Orchard's Grove

Town of Eagle

Price Range: \$59,900 - \$109,900

<p>Lot Size Range 2 & 5 acre</p> <p>Minimum Sq Ft 1900 ranch 2300 two-story; 1150 1st floor</p> <p>Exterior Materials Masonry encouraged No vinyl or aluminum Cement board allowed</p> <p>Garage Attached, side load preferred</p> <p>Roof Pitch 10/12 ranch, 8/12 two-story</p> <p>Building Setbacks 75ft front, 30ft side & rear</p> <p>Outbuildings One per 2 acre lot, two per 5 acre lot, require ACC approval</p> <p>Fence Wood and plastic only 5ft maximum height Solid fences not permitted</p> <p>Pool Permitted, require ACC approval</p>	<p>Municipality Town of Eagle</p> <p>County Waukesha</p> <p>Zip Code 53119</p> <p>Tax Mill Rate \$11.13 per \$1,000</p> <p>Assessment Ratio 94.21% (Tax information subject to variation)</p>
<p>High School East Troy High School</p> <p>Middle School East Troy Middle School</p> <p>Elementary School Leona Doubek Elementary Prairie View Elementary</p>	<p>Exposure Full & partial available</p> <p>Municipal Water No</p> <p>Municipal Sewer No</p> <p>Paved Road 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 No</p> <p>Internet Available Yes, Century Tel high speed</p> <p>Plat of Survey Yes</p> <p>Architectural Control Committee Yes</p> <p>Association Fee TBD</p> <p>Mailbox/Newspaper/Lamppost Uniform, \$1500 at closing</p>

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

www.simongroup.net

Directions: From Waukesha continue southwest on Hwy. 59 to the Village of Eagle, then south on Hwy. 67 to Orchard's Grove (approx. 4 miles south of the Village). From Mukwonago continue west on Hwy. NN to Hwy. 67, then south on Hwy. 67 to Orchard's Grove (approx. 1 mile south of Old World Wisconsin).

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