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**ORCHARD'S**

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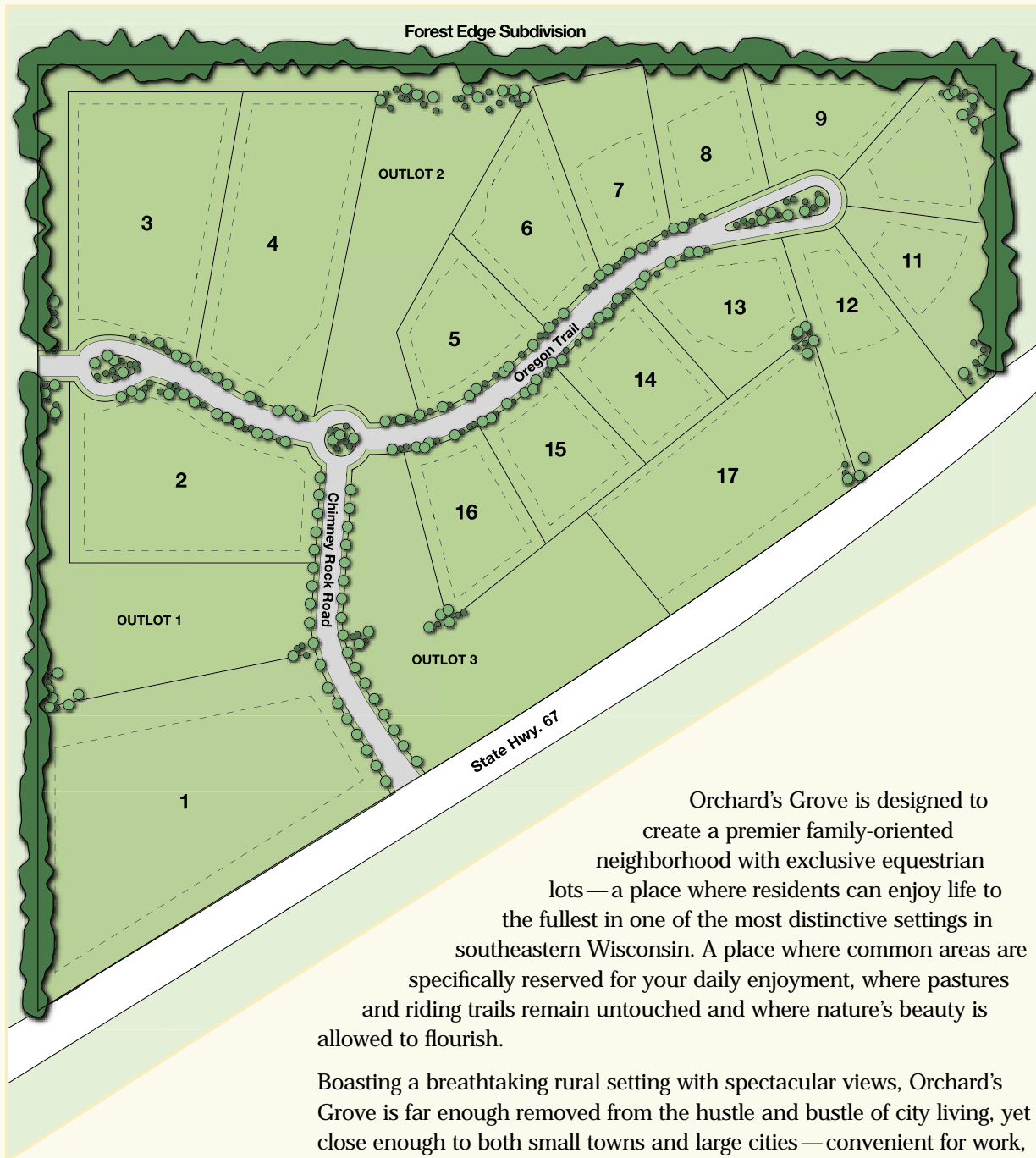
**G R O V E**

***The convenience of suburban living  
combined with small town charm***



# ORCHARD'S GROVE

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Orchard's Grove is designed to create a premier family-oriented neighborhood with exclusive equestrian lots—a place where residents can enjoy life to the fullest in one of the most distinctive settings in southeastern Wisconsin. A place where common areas are specifically reserved for your daily enjoyment, where pastures and riding trails remain untouched and where nature's beauty is allowed to flourish.

Boasting a breathtaking rural setting with spectacular views, Orchard's Grove is far enough removed from the hustle and bustle of city living, yet close enough to both small towns and large cities—convenient for work, education, shopping and entertainment. Orchard's Grove is the perfect location for your new home.



The Kettle Moraine State Forest and Old World Wisconsin provide a beautiful backdrop for Orchard's Grove. Residents can take advantage of the beauty and recreational opportunities of more than 20,000 acres of glacial hills, kettles, lakes, restored prairie, mature hardwood forests, beaches and trails that ribbon through the area.

Madison and Milwaukee are less than an hour away, while the nearby Village of Eagle lends all the convenience of suburban living along with the serenity and charm of a small town. A beautiful, inviting neighborhood, the East Troy school district and the advantageous tax structure of the Town of Eagle combine to provide you with a solid investment for your family and your future when you choose to become a resident of Orchard's Grove.

**Directions**

Orchard's Grove is located approximately 4 miles south of Hwy. 59 on Hwy. 67 and one-half mile east of the Walworth County line.



From Waukesha: continue southwest on Hwy. 59 to the Village of Eagle, then south on Hwy. 67 to Orchard's Grove (approximately 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 (approximately 1 mile south of Old World Wisconsin).

From Madison: continue I-94E approximately 40 miles to Hwy. 67, then south on Hwy. 67, through the Village of Eagle and on to Orchard's Grove.

**Distances**

- To Mukwonago: 9 minutes
- To Waukesha: 18 minutes
- To Hale Interchange (I-43 & I-894): 25 minutes
- To Milwaukee Zoo Interchange (I-94 and Hwy. 45): 30 minutes
- To Madison: approximately 45 minutes

**Neighborhood Guidelines**

The purpose of these guidelines and enhancements is to assure that Orchard's Grove becomes and remains an attractive, quality residential community. A complete list of additional guidelines and enhancements will be supplied with the contract.

**Homes & Other Buildings**

All lots shall be used only for single-family residential purposes. Storage sheds and outbuildings shall be allowed.

Barns and stables shall be allowed on the five-acre lots (#2, 3 and 4).

**Landscaping**

Each lot shall have a minimum of two front yard trees and a groomed lawn within one year of occupancy.

**Paving**

Each lot shall have a hard surfaced concrete or asphalt driveway within one year of occupancy.

All lots shall have a well-kept appearance.

**Lamppost/Mailbox**

Each lot shall have a uniform lamppost, mailbox and newspaper box to be provided by the Developer.

**Miscellaneous**

All homesites are to be serviced by private wells and conventional septic systems.



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## **Orchard's Grove Area Points of Interest**

### **Schools**

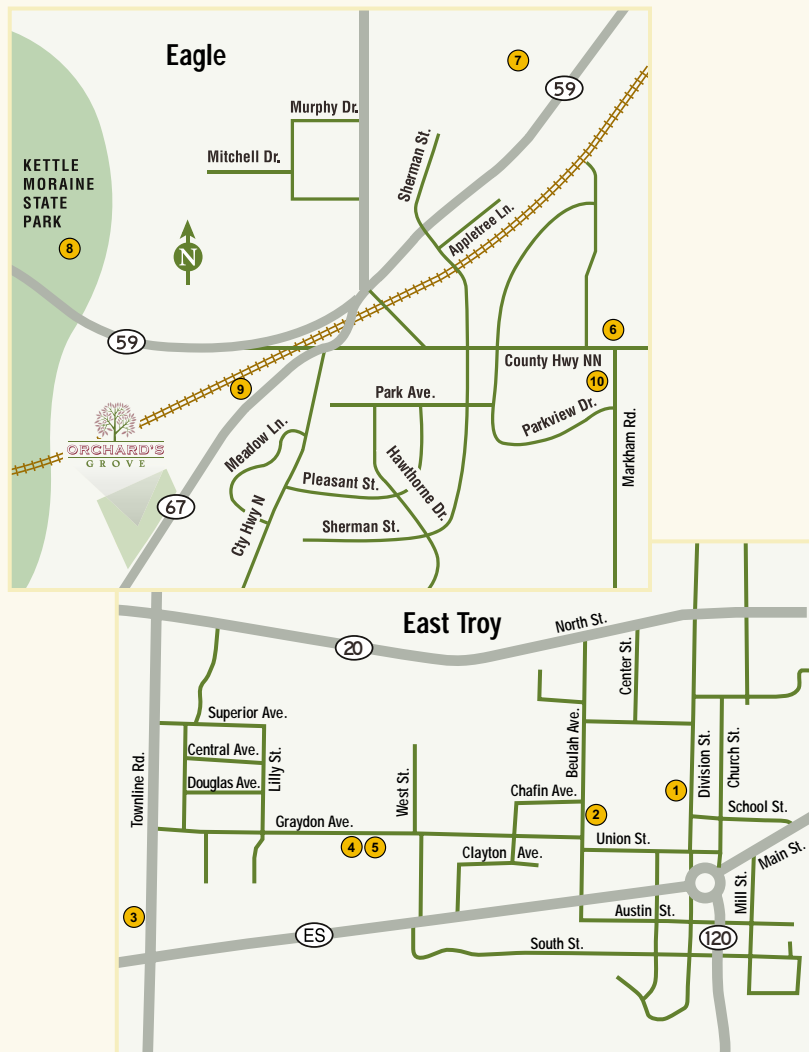
1. Chester Byrnes Elementary School (Kindergarten)
2. Leona Doubek Elementary School (Grades 1-2)
3. Prairie View Elementary School (Grades 3-5)
4. East Troy Middle School
5. East Troy High School

### **City Offices/Libraries**

6. Eagle Town/Village Hall
6. Eagle Post Office
6. Alice Baker Memorial Library

### **Parks/Recreation**

7. Broadlands Golf Club
8. Kettle Moraine State Forest
9. Old World Wisconsin
10. Eagle Village Park



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