

Balmoral

Location: West side of Coldwater Road, North of Union Chapel Road

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
1	S, L	100		Available	\$89,900
2	S, L	100		Available	\$109,900
3	S, L	100		Available	\$109,900
4	S, L	100		Available	\$109,900
5	S, L	100		Available	\$109,900
6	S, L	100		Available	\$109,900
7	S, P	102		Available	\$99,900
8	S	111		Available	\$79,900
9	S, P	100		Hold	\$99,900
10	S	100		Available	\$89,900
11	S	100		Available	\$89,900
12	S	100		Hold	\$89,900
13	S	100		Hold	\$89,900
14	S, L	105		Hold	\$119,900
15	S, L	110		Hold	\$119,900
16	S, L	110		Hold	\$119,900
17	S, P, L	114		Hold	\$119,900
18	S, P, C	71.7		Available	\$79,900
19	S, P, C	75		Available	\$84,900
20	S, C, L	80		Available	\$84,900
21	S, C, L	80		Available	\$84,900
22	S, C, P, L	85		Available	\$79,900
23	S, C	100		Available	\$89,900
24	S, C	100		Available	\$89,900
25	S, C	100		Available	\$89,900
26	S, C	100		Hold	\$105,900
27	S, C	100		Hold	\$110,900

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
28	S, C	100		Available	\$129,900
29	S, P	95		Available	\$99,900
30	S, C, P	105		Hold	\$99,900
31	S, C	105		Available	\$99,900
32	S, C	111.5		Available	\$99,900
33	S, C	102.7		Hold	\$89,900
34	S, C	108.7		Available	\$99,900
35	S, C, P	142.3		hold	\$129,900
36	S, C, P	173.9		Hold	\$129,900
37	S, C	90		Hold	\$119,900
38	S, C	100		Hold	\$119,900
39	S, C	110		Hold	\$99,900
40	S, C	105		Hold	\$99,900
41	S, C	100		Hold	\$99,900
42	S, C	90		Hold	\$109,900
43	S, C	90		Hold	\$109,900
44	S, C	100		Hold	\$109,900
45	S, C	100		Hold	\$109,900
46	S, C	100		Available	\$109,900
47	S, C	100		Hold	\$109,900
48	S, C	100		Hold	\$109,900
49	S, C	100		Hold	\$109,900
50	S, C, L	100		Hold	\$114,900
51	S, C, L	100		Hold	\$114,900
52	S, C, L	100		Hold	\$114,900
53	S, C, L	100		Hold	\$114,900

****There will be a \$2,000 per lot Sewer assessment from the City of Fort Wayne for each lot.

** Pads are 75' deep from the front building line as shown on plat.

Features: C = Cul De Sac; D = Daylight; P = Park; L = Lake; S = Sidewalk

Minimum Square Footage Requirements

Lot Numbers 1 Story 2 Story
 2,000 2,400 sf

Attached Garage 660 sf

Additional Information

Each home must have either brick, masonry, or wood on the front elevation unless otherwise approved by Architectural Committee.

Annual Community Association Dues: \$TBD

Each home shall have planted at least twelve (12) well developed shrubs

Northwest Allen County Schools

Prices specifically exclude sidewalks, water and sewer tap fees, and permit and utility fees

Fall = Difference between curb height + 1 ft and lowest point on lot or FPG, whichever is less.

North Eastern Group

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Effective as of: 03/06/20

This pricing sheet is for information purposes only. The fall is approximate and should be confirmed before lot closing and final construction planning occurs.

SIDEWALK REQUIREMENTS SHOULD BE VERIFIED IN COVENANTS AND RESTRICTIONS