

Grand Pointe Sec 1 - Version 2

Location: North side of Hathaway Road, east of Lima Road

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price	Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
1	S, P	75.00		Available	\$62,900	41	S, P, C	67.00	slab only	Hold	\$70,900
2	S, P	75.00		Pending	\$55,900	42	S, L, C	72.00		Pending	\$70,900
3	S, P	72.00		Hold	\$62,900	43	S, L, C	72.00		Hold	\$70,900
4	S, P	70.00		Pending	\$62,900	44	S, L, C	72.90		Pending	\$59,900
5	S, P	67.00		Hold	\$62,900	45	S	85.00		Available	\$42,900
6	S, P	70.00		Pending	\$62,900	46	S	85.00		Pending	\$40,900
7	S, P	72.00		Hold	\$65,900	47	S, P	65.00		Pending	\$57,900
8	S, P	65.00		Pending	\$58,900	48	S	65.00		Pending	\$55,900
9	S, P	85.80		Available	\$50,900	49	S	65.00		Pending	\$50,900
10	S, P	65.00		Pending	\$58,900	50	S	61.00		Pending	\$47,900
11	S, P	87.00		Pending	\$40,900	51	S, P	61.00		Pending	\$54,900
12	S	70.00		Pending	\$61,900	52	S, P	72.00		Pending	\$60,900
13	S, P	67.00		Available	\$63,900	53	S, P	67.00		Pending	\$60,900
14	S, P	70.00		Pending	\$63,900	54	S, P	65.00		Pending	\$59,900
15	S, P	72.00		Pending	\$65,900	55	S, P	65.00		Pending	\$58,900
16	S, P	67.00		Hold	\$62,900	56	S, P	61.00		Pending	\$55,900
17	S, P	75.00		Pending	\$67,900	57	S, P	72.00		Pending	\$62,900
18	S, L	77.00		Pending	\$69,900	58	S, P	61.00		Pending	\$57,900
19	S, L	65.00		Pending	\$60,900	59	S, P	67.00		Pending	\$60,900
20	S, L	67.00		Pending	\$62,900	60	S, P	61.00		Pending	\$57,900
21	S, L	70.00		Pending	\$62,900	61	S, P	65.00		Pending	\$60,900
22	S, L	65.00		Pending	\$58,900	62	S, P	65.00		Pending	\$60,900
23	S, L	67.00		Pending	\$62,900	63	S, P	61.00		Pending	\$57,900
24	S, L	61.00		Hold	\$59,900	64	S, P	70.00		Pending	\$62,900
25	S, P	70.00		Pending	\$63,900	65	S, P	67.00		Pending	\$60,900
26	S, P	67.00		Pending	\$60,900	66	S	65.00		Pending	\$52,900
27	S, P	67.00		Pending	\$60,900	67	S, C	81.00		Hold	\$42,900
28	S, P	72.00		Pending	\$65,900	68	S, C	70.00		Available	\$59,900
29	S, P	65.00		Pending	\$62,900	69	S, P, C	72.00		Available	\$65,900
30	S, P	61.00		Pending	\$60,900	70	S, P, C	74.00		Pending	\$71,900
31	S, P	61.00		Pending	\$61,900	71	S, P, C	74.00		Pending	\$71,900
32	S, P	61.00		Pending	\$61,900	72	S, C	70.00		Hold	\$68,900
33	S, P	70.00		Pending	\$65,900	73	S, P, C	64.00		Pending	\$67,900
34	S, P	72.00		Pending	\$56,900	74	S, P, C	72.00		Hold	\$63,900
35	S, P, C	70.00		Pending	\$56,900	75	S, C	67.00		Pending	\$58,900
36	S, P, C	72.00		Pending	\$67,900	76	S	85.00		Available	\$40,900
37	S, P, C	70.00	slab only	Hold	\$66,900	77	S	61.00		Pending	\$56,900
38	S, P, C	67.00	slab only	Pending	\$70,900	78	S	61.00		Hold	\$54,900

39	S, P, C	67.00	slab only	Pending	\$70,900	79	S	67.00		Pending	\$54,900
40	S, P, C	67.00	slab only	Pending	\$70,900	80	S, P	70.00		Pending	\$58,900
						81	S, P	67.00		Pending	\$56,900

*Lots 37-41 are slab only!!

**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; W = Woods; WO = Walkout

Minimum Square Footage Requirements

Lot Numbers	1 Story	2 Story
	1,400 sf	1,700 sf
Attached Garage	400 sf	

Additional Information

Each home must have a 90 sf minimum of either brick or masonry on the front elevation, unless otherwise approved by Architectural Committee.

Annual Community Association Dues: \$540

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

Northwest Allen County Schools

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

WATER TAP INCLUDED

As of 7/9/14 Hometown fees: \$575 water permit/connection fee and \$575 sewer permit/connection fee plus the cost of the meter which ranges from \$260-\$393

November 19, 2015 Hometown implemented a \$2000 sewer assessment payable when sewer permit is pulled.

North Eastern Group

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Contact: Kim Ward (260) 489-7095 x 347 www.northeasterngroup.com

Effective as of: 12/1/20

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