# The Retreat



Location: Crawford Road north of Hawthorne Park Estates

| Lot # | Features | Building | Approx Fall | Status/Owner | Retail Price |
|---|---|---|---|---|---|
| 1 | C, L | | | Hold | $185,000 |
| 2 | C, L | | | Hold | $195,000 |
| 3 | C, L | | | Hold | $195,000 |
| 4 | C, L | | | Hold | $175,000 |
| 5 | C | | | Available | $155,000 |

| Lot # | Features | Building | Approx Fall | Status/Owner | Retail Price |
|---|---|---|---|---|---|

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

**Features: C = Cul De Sac; D = Daylight; P = Pond; S = Sidewalk; W= Woods; WO = Walkout**

**Minimum Square Footage Requirements**

| 1 Story | 2 Story | | |
|---|---|---|---|
| 2,200 sf | 2,600 sf | Garage | 660 sq ft |

**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
City of Fort Wayne Water and Sewer
Prices specifically exclude sidewalks, water and sewer tap fees, and permit and utility fees

**North Eastern Group** www.northeasterngroup.com
**10808 La Cabreah Lane, Fort Wayne, IN 46845**
**Contact: Kim Ward (260) 489-7095 x 347**

Effective As of: July 11, 2019

This pricing sheet is for information purposes only. The fall is approximate and should be confirmed before lot closing and final construction planning occurs. FINAL FALL DETERMINATION SUBJECT TO SURVEYOR OFFICE DETERMINATION SIDEWALK REQUIREMENTS SHOULD BE VERIFIED IN COVENANTS AND RESTRICTIONS