

Cobble Creek

Location: South side of Carroll Road, just west of Hand Road

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
1	S	105.00		Available	\$ 60,900
2	S	85.00		Available	\$ 61,900
3	S	85.00		Available	\$ 61,900
4	S	89.40		Available	\$ 64,900
5	S	85.00		Available	\$ 69,900
6	S, P	90.00		Available	\$ 72,900
10	S, W	85.00		Available	\$ 74,900
11	S, P	85.00		Available	\$ 72,900
12	S, P	85.00		Hold	\$ 66,900
13	S, P	90.00		Hold	\$ 69,900
14	S, L	85.00		Pending	\$ 76,900
16	S	110.00		Pending	\$ 61,900
17	S	85.00		Available	\$ 72,900
18	S	85.00		Available	\$ 72,900
19	S	85.00		Available	\$ 75,900
20	S	85.00		Hold	\$ 75,900
21	S	105.00		Hold	\$ 59,900
23	S, L	85.00		Hold	\$ 88,900
24	S, L	85.00		Hold	\$ 88,900
25	S, L	85.00		Hold	\$ 88,900
26	S, L	85.00		Hold	\$ 88,900
28	S, L	85.00		Available	\$ 88,900
29	S, L	85.00		Available	\$ 88,900
30	S, L	85.00		Available	\$ 88,900
31	S, L	85.00		Available	\$ 88,900
32	S, L	85.00		Hold	\$ 88,900
33	S, L	85.00		Available	\$ 88,900
34	S, L	85.00		Hold	\$ 88,900
35	S	105.00		Available	\$ 60,900
36	S	85.00		Available	\$ 61,900
37	S	85.00		Hold	\$ 61,900

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
38	S	85.00		Hold	\$ 61,900
39	S	85.00		Available	\$ 61,900
40	S	80.00		Hold	\$ 69,900
41	S	80.00		Pending	\$ 74,900
42	S	85.00		Available	\$ 70,900
43	S	85.00		Available	\$ 70,900
44	S	85.00		Hold	\$ 72,900
45	S	85.00		Hold	\$ 72,900
46	S	85.00		Hold	\$ 72,900
47	S	85.00		Pending	\$ 75,900
48	S, C	85.00		Pending	\$ 81,900
50	S, C	85.00		Hold	\$ 86,900
51	S, L, C	90.00		Available	\$ 94,900
52	S, L	90.00		Available	\$ 96,900
53	S, L	90.00		Pending	\$ 96,900
54	S, L	90.00		Available	\$ 96,900
56	S, L	85.00		Available	\$ 88,900
59	S, L	88.60		Available	\$ 94,900
60	S, L	90.00		Available	\$ 98,900
61	S, L	90.00		Available	\$ 98,900
65	S, L	90.00		Hold	\$ 98,900
66	S, L, C	85.00		Hold	\$ 98,900
67	S, L, C	80.00		Hold	\$ 99,900
68	S, C	80.00		Hold	\$ 86,900
72	S	85.00		Available	\$ 75,900
73	S	85.00		Pending	\$ 75,900
74	S	85.00		Available	\$ 75,900
75	S	85.00		Available	\$ 75,900
76	S	85.00		Available	\$ 75,900
77	S	85.00		Available	\$ 75,900

****There will be a \$2000 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 = Sidev

Minimum Square Footage Requirements

Lot Numbers	1 Story	2 Story
	1,600	2,000 sf

Attached Garage 500 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 - plus trash pick up

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

Northwest Allen County Schools

WATER TAP INCLUDED

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

North Eastern Group

10808 La Cabreah Lane, Fort Wayne, IN 46845

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

Effective as of: 2/21/20

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

SIDEWALK REQUIREMENTS SHOULD BE VERIFIED IN COVENANTS AND RESTRICTIONS