

Chestnut Creek

Location: West side of Scott Road

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
1		85		Available	\$ 79,900
2		85		Available	\$ 85,900
3		85		Available	\$ 85,900
4		85		Available	\$ 85,900
5		80		Available	\$ 85,900
6		80		Available	\$ 79,900
7		80		Available	\$ 79,900
8		80		Available	\$ 79,900
9		85		Available	\$ 79,900
10		85		Available	\$ 79,900
11		85		Available	\$ 84,900
12		85		Available	\$ 89,900
13		85		Available	\$ 89,900
14		85		Available	\$ 89,900
15		105		Available	\$ 69,900
16		80		Available	\$ 89,900
17		80		Available	\$ 89,900
18		80		Available	\$ 89,900
19		80		Available	\$ 79,900
20		80		Available	\$ 79,900
21		80		Available	\$ 89,900
22		80		Available	\$ 89,900
23		80		Available	\$ 89,900
24		80		Available	\$ 89,900
25		80		Hold	\$ 92,900
26		80		Hold	\$ 92,900
27		80		Available	\$ 92,900
28		80		Hold	\$ 92,900
29		80		Available	\$ 92,900
30		80		Available	\$ 92,900

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
31		80		Available	\$ 79,900
32		75		Pending	\$ 119,900
33		90		Pending	\$ 119,900
34		90		Available	\$ 119,900
35		90		Pending	\$ 119,900
36		90		Available	\$ 119,900
37		90		Available	\$ 119,900
38		90		Pending	\$ 119,900
39		90		Pending	\$ 119,900
40		90		Pending	\$ 119,900
41		90		Pending	\$ 119,900
42		90		Pending	\$ 119,900
43		90		Pending	\$ 109,900
44		90		Available	\$ 99,900
45		101		Pending	\$ 145,900
46		100		Pending	\$ 149,900
47		100		Pending	\$ 149,900
48		100		Pending	\$ 149,900
49		100		Pending	\$ 159,900
50		100		Pending	\$ 149,900
51		100		Pending	\$ 169,900
52		100		Pending	\$ 149,900
53		100		Pending	\$ 149,900
54		100		Pending	\$ 149,900
55		100		Available	\$ 149,900
56		100		Pending	\$ 119,900
57		95		Pending	\$ 119,900
58		90		Pending	\$ 119,900
59		90		Pending	\$ 119,900
60		90		Pending	\$ 119,900

** Basement lots have a pad buit 35' from the build line.

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
	2,200	2,600 sf with 1,800 on 1st floor
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
- Southwest 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

10808 La Cabreah Lane, Fort Wayne, IN 46845

Contact: Kim Ward (260) 489-7095 x 347

www.northeasterngroup.com

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

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Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price	Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
61		85		Pending	\$ 109,900	84		85		Pending	\$ 119,900
62		85		Pending	\$ 109,900	85		85		Pending	\$ 114,900
63		85		Pending	\$ 109,900	86		85		Hold	\$ 89,900
64		85		Pending	\$ 109,900	87		85		Pending	\$ 99,900
65		85		Available	\$ 109,900	88		85		Available	\$ 99,900
66		85		Pending	\$ 85,900	89		85		Hold	\$ 105,900
67		85		Pending	\$ 85,900	90		89		Available	\$ 114,900
68		85		Available	\$ 85,900	91		85		Available	\$ 114,900
69		85		Available	\$ 72,900	92		85		Available	\$ 114,900
70		90		Pending	\$ 99,900	93		85		Available	\$ 114,900
71		90		Pending	\$ 99,900	94		85		Available	\$ 114,900
72		90		Pending	\$ 99,900	95		85		Available	\$ 114,900
73		90		Pending	\$ 99,900	96		85		Pending	\$ 114,900
74		90		Pending	\$ 119,900	97		86		Hold	\$ 105,900
75		90		Pending	\$ 119,900	98		100		Available	\$ 69,900
76		90		Pending	\$ 119,900	145		95		Available	\$69,900
77		90		Pending	\$ 119,900	146		85		Available	\$79,900
78		90		Pending	\$ 119,900	301		125		Hold	\$ 169,900
79		85		Pending	\$ 114,900	302		131		Available	\$ 149,900
80		85		Pending	\$ 114,900	303		140		Available	\$ 149,900
81		85		Pending	\$ 114,900	304		125		Pending	\$ 169,900
82		85		Pending	\$ 114,900						
83		85		Pending	\$ 114,900						

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