

Silverstone

Location: East side of Hand Road, between Carroll and Hathaway Roads

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price	Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
1		70		Hold	\$ 60,900	31		68		Hold	\$ 75,900
2		70		Pending	\$ 66,900	32		68		Available	\$ 75,900
3		70		Pending	\$ 77,900	33		63		Hold	\$ 69,900
4		70		Pending	\$ 79,900	34		63		Pending	\$ 69,900
5		70		Pending	\$ 79,900	35		63		Hold	\$ 69,900
6		70		Pending	\$ 79,900	36		63		Hold	\$ 73,900
7		65		Pending	\$ 74,900	37		63		Pending	\$ 67,900
8		70		Pending	\$ 79,900	38		63		Pending	\$ 65,900
9		70		Pending	\$ 79,900	39		68		Pending	\$ 78,900
10		70		Pending	\$ 87,900	40		68		Pending	\$ 85,900
11		70		Pending	\$ 87,900	41		63		Pending	\$ 79,900
12		70		Pending	\$ 87,900	42		63		Pending	\$ 79,900
13		70		Pending	\$ 87,900	43		63		Pending	\$ 79,900
14		70		Pending	\$ 87,900	44		63		Pending	\$ 79,900
15		70		Pending	\$ 87,900	45		63		Pending	\$ 79,900
16		70		Pending	\$ 87,900	46		63		Pending	\$ 79,900
17		70		Pending	\$ 85,900	47		63		Pending	\$ 79,900
18		70		Pending	\$ 80,900	48		63		Pending	\$ 79,900
19		70		Hold	\$ 84,900	49		63		Pending	\$ 79,900
20		65		Pending	\$ 74,900	50		63		Available	\$ 81,900
21		63		Pending	\$ 72,900	51		85		Hold	\$ 58,900
22		63		Pending	\$ 72,900	52		63		Hold	\$ 73,900
23		63		Pending	\$ 72,900	53		65		Pending	\$ 81,900
24		63		Pending	\$ 72,900	54		65		Hold	\$ 85,900
25		63		Pending	\$ 79,900	55		65		Pending	\$ 77,900
26		63		Pending	\$ 72,900	56		85		Hold	\$ 58,900
27		63		Hold	\$ 69,900	57		65		Available	\$ 85,900
28		63		Pending	\$ 65,900	58		70		Available	\$ 91,900
29		63		Hold	\$ 69,900	59		70		Available	\$ 91,900
30		63		Hold	\$ 69,900	60		70		Available	\$ 91,900

****There will be a \$2,000 per lot Sewer assessment from Hometown 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; W = Woods; WO = Walkout

Minimum Square Footage Requirements

Lot Numbers	1 Story	2 Story
	1,400	1,800 sf

Attached Garage 500 sf

Additional Information

Each home must have 90sf min brick, masonry, or wood on the front elevation.

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

10808 La Cabreah Lane, Fort Wayne, IN 46845

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

www.northeasterngroup.com

Effective as of: 9/13/2022

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

Silverstone

Location: East side of Hand Road, between Carroll and Hathaway Roads

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
61		70		Pending	\$ 87,900
62		70		Pending	\$ 87,900
63		65		Pending	\$ 81,900
64		65		Available	\$ 85,900
65		65		Available	\$ 85,900
66		65		Available	\$ 85,900
67		70		Available	\$ 84,900
68		65		Available	\$ 71,900
69		65		Hold	\$ 73,900
70		65		Hold	\$ 69,900
71		65		Pending	\$ 79,900
72		65		Hold	\$ 85,900
73		70		Available	\$ 91,900
74		65		Pending	\$ 81,900
75		65		Pending	\$ 81,900
76		70		Pending	\$ 87,900
77		70		Pending	\$ 87,900
78		70		Hold	\$ 91,900
79		70		Hold	\$ 91,900
80		69		Pending	\$ 86,900
81		66		Pending	\$ 82,900
82		65		Pending	\$ 81,900
83		65		Pending	\$ 77,900

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
84		85		Hold	\$ 58,900
85		65		Hold	\$ 71,900
86		65		Pending	\$ 74,900
87		65		Pending	\$ 74,900
88		63		Pending	\$ 65,900
89		63		Pending	\$ 65,900
90		64		Pending	\$ 63,900
91		63		Pending	\$ 59,900
92		63		Hold	\$ 54,900
A		110		Available	\$ 113,900
B		110		Available	\$ 113,900
C		110		Available	\$ 113,900
D		110		Available	\$ 113,900
E		100		Hold	\$ 103,900
F		100		Hold	\$ 103,900
G		101		Hold	\$ 105,900

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Minimum Square Footage Requirements

Lot Numbers	1 Story	2 Story
	1,400	1,800 sf

Attached Garage 500 sf

Additional Information

Each home must have 90 sf min of brick, masonry, or wood on the front elevation.

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SIDEWALK REQUIREMENTS SHOULD BE VERIFIED IN COVENANTS AND RESTRICTIONS

Silverstone North

Location: East side of Hand Road, between Carroll and Hathaway Roads

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price	Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
1		75		Available	\$ 69,900	31		78		Available	\$ 100,900
2		75		Available	\$ 72,900	32		75		Available	\$ 100,900
3		78		Available	\$ 89,900	33		76		Available	\$ 100,900
4		71.4		Available	\$ 87,900	34		86		Available	\$ 104,900
5		74.9		Available	\$ 89,900	35		85		Available	\$ 100,900
6		75		Available	\$ 92,900	36		88.3		Available	\$ 100,900
7		77		Available	\$ 92,900	37		77		Available	\$ 95,900
8		76.2		Available	\$ 92,900	38		79		Available	\$ 97,900
9		74		Available	\$ 92,900	39		78		Available	\$ 96,900
10		75		Available	\$ 92,900	40		78		Available	\$ 96,900
11		75		Available	\$ 92,900	41		80		Available	\$ 96,900
12		76		Available	\$ 92,900	42		93.3		Available	\$ 69,900
13		74		Available	\$ 92,900	43		74		Available	\$ 88,900
14		75		Available	\$ 92,900	44		74		Available	\$ 90,900
15		74		Available	\$ 92,900	45		74		Available	\$ 90,900
16		75		Available	\$ 92,900	46		84.2		Available	\$ 69,900
17		75		Available	\$ 92,900	47		75.4		Available	\$ 79,900
18		85		Available	\$ 79,900	48		74		Pending	\$ 82,900
19		76		Available	\$ 92,900	49		74		Pending	\$ 82,900
20		75		Available	\$ 91,900	50		73		Pending	\$ 81,900
21		77		Available	\$ 92,900	51		72.7		Pending	\$ 81,900
22		78		Available	\$ 92,900	52		77		Pending	\$ 85,900
23		78		Available	\$ 92,900	53		75		Pending	\$ 83,900
24		76		Available	\$ 92,900	54		75		Available	\$ 76,900
25		75.4		Available	\$ 99,900	55		74.8		Available	\$ 76,900
26		76		Available	\$ 104,900	56		72		Available	\$ 73,900
27		80		Available	\$ 100,900	57		79		Available	\$ 77,900
28		80		Available	\$ 100,900	58		79		Available	\$ 76,900
29		79		Available	\$ 100,900	59		75		Available	\$ 74,900
30		80		Available	\$ 100,900						

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