Bentley Estates

Location: Noyer and Bass

Lot #	Lot Features	Acres	Approx Fall	Status/Owner	Retail Price
31		5.76		Available	$149,900
32		3.87		Available	$179,900
42		3		Available	$179,900
135		1.98		Available	$139,900
201		0.66		Available	$76,900
202		0.55		Available	$92,900
203		0.55		Hold	$96,900
204		0.55		Hold	$96,900
205		0.57		Hold	$99,900
206		0.57		Hold	$99,900
207		0.57		Available	$99,900
208		0.57		Available	$99,900
209		0.58		Available	$96,900
210		0.57		Available	$96,900

Lot #	Lot Features	Acres	Approx Fall	Status/Owner	Retail Price
211		0.57		Available	$99,900
212		0.57		Available	$99,900
213		0.57		Available	$99,900
214		0.57		Available	$89,900
215		0.64		Available	$67,900
A	Outlot	6.94		Available	$149,900
C	Outlot	0.87		Available	$109,900
D	Outlot	0.87		Available	$119,900
E	Outlot	0.87		Available	$129,900
F	Outlot	0.88		Available	$129,900

Features: C = Cul De Sac; D = Daylight; P = Park; L = Lake; S = Sidewalk; W = Woods; WO = Walkout

Minimum Square Footage Requirements

	1 Story	1 1/2 Story	2 Story
	1,400	1,600 sf	1,800 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
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.

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Effective as of: 03/13/22

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