

Orchard Hills Section I

Location: At Eby and Wheelock Roads

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price	Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
24	S, C	85.00		Available	\$ 71,900	47	S, C, P	80.00		Available	\$ 81,900
25	S, C	85.00		Available	\$ 71,900	48	S, C, P	80.00		Available	\$ 84,900
26	S, C	85.00		Available	\$ 71,900	49	S, C, P	80.00		Available	\$ 84,900
29	S, C	85.00		Hold	\$ 75,900	50	S, C, P	80.00		Available	\$ 84,900
43	S, C	80.00		Available	\$ 78,900	51	S, C, P	80.00		Available	\$ 84,900
44	S, C	80.00		Available	\$ 71,900	56	S, P	80.00		Available	\$ 67,900
45	S, C	80.00		Available	\$ 79,900						
46	S, C	80.00		Available	\$ 74,900						

Features: C = Cul De Sac; P = Pond; S = Sidewalk; W = Woods

Minimum Square Footage Requirements

Lot Numbers	1 Story	2 Story
	1,600 sf	2,000 sf
Attached	2 Car	
Additional Information	All natural front elevation	

Annual Community Association Dues: \$TBD
 Each home shall have planted at least twelve (12) well developed shrubs
 Fort Wayne Community Schools: Arlington Elementary, Jefferson Middle School, and Northrop High School
 Prices specifically exclude sidewalks, sewer tap fees, and permit and utility fees
 \$22.50 per month Capital Surcharge for City Utilities
**Subject to a sanitary fee payable to the City of FW that is NOT included in the lot price.
 Fee is \$2,350.00 per lot thru 12/31/22, \$2,600.00 per lot thru 12/31/24.**

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: 3/21/22
 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