2/9/2024

## The Ranch at Broad Acres

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

		5.00	 Road, between Ca	 · ana mac	··· <del>a···a·</del>	110445			
Lot #	Lot Features	Building	Status	Retail Price	Lot #	Lot Features	Building	Status	Retail Price
1	S	80.20	Pending	\$ 59,900	32	S,C,L	63.00	Available	\$ 90,900
2	S	60.00	Pending	\$ 66,900	33	S,C,L	66.00	Available	\$ 91,900
3	S	60.00	Pending	\$ 66,900	34	S,C,L	68.00	Available	\$ 94,900
4	S	60.00	Pending	\$ 66,900	35	S,C,L	64.00	Available	\$ 94,900
5	S	58.40	Pending	\$ 64,900	36	S,C,L	67.00	Available	\$ 94,900
6	S	58.00	Pending	\$ 64,900	37	S,C,L	69.00	Available	\$ 95,900
7	S	58.00	Pending	\$ 64,900	38	S,L	68.00	Available	\$ 94,900
8	S	58.00	Pending	\$ 64,900	39	S,L	64.40	Available	\$ 91,900
9	S	62.00	Hold	\$ 68,900	40	S,L	64.00	Available	\$ 88,900
10	S	59.00	Hold	\$ 64,900	41	S,L	64.00	Available	\$ 88,900
11	S	63.00	Hold	\$ 68,900	42	S,L	70.00	Hold	\$ 84,900
12	S	63.00	Hold	\$ 68,900	43	S,L	70.00	Hold	\$ 84,900
13	S	58.00	Hold	\$ 63,900	44	S,L	64.00	Hold	\$ 86,900
14	S	61.00	Hold	\$ 66,900	45	S,L	66.00	Available	\$ 91,900
15	S	62.00	Hold	\$ 67,900	46	S,L	67.00	Available	\$ 92,900
16	S	64.00	Hold	\$ 69,900	47	S,L	68.10	Available	\$ 94,900
17	S	59.00	Hold	\$ 64,900	48	S,L	66.00	Available	\$ 91,900
18	S	63.00	Hold	\$ 68,900	49	S,L	69.00	Available	\$ 95,900
19	S	58.00	Hold	\$ 63,900	50	S,L	68.00	Available	\$ 94,900
20	S	61.00	Hold	\$ 73,900	51	S,L	67.00	Available	\$ 92,900
21	S	64.00	Hold	\$ 77,900	52	S,L	67.00	Available	\$ 92,900
22	S	62.00	Available	\$ 79,900	53	S,L	67.00	Available	\$ 92,900
23	S	64.00	Available	\$ 84,900	54	S,L	67.00	Available	\$ 85,900
24	S,L	64.00	Available	\$ 88,900	55	S,L	60.00	Available	\$ 79,900
25	S,L	68.00	Available	\$ 87,900	56	S,L	61.00	Hold	\$ 84,900
26	S,L	70.00	Available	\$ 90,999	57	S,L	63.00	Available	\$ 87,900
27	S,L	62.00	Hold	\$ 85,900	58	S	63.00	Hold	\$ 72,900
28	S,L	62.00	Hold	\$ 85,900	59	S	83.10	Hold	\$ 59,900
29	S,L	64.00	Available	\$ 88,900	60	S.L	66.00	Hold	\$ 91,900
30	S,L	66.00	Available	\$ 91,900	61	S,L	68.00	Hold	\$ 94,900
31	S,L	65.00	Available	\$ 90,900	62	S,L	67.00	Hold	\$ 92,900
							•	•	

<sup>\*\*\*\*</sup>There will be a \$2,000 per lot Sewer assessment from Huntertown for each lot.

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

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: 7/10/2023

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

<sup>\*\*</sup> Pads are 75' deep from the front building line as shown on plat.

2/9/2024 2

## The Ranch at Broad Acres

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

S.												
Lot Features	Building		Status		Retail Price	Lot #	Lot Features	Building		Status		Retail Price
	65.00		Hold	\$	,	87		64.00		Pending	\$	86,900
	64.00		Hold	\$	,	88	S,L	67.00		Pending	\$	89,900
	65.00		Hold	\$	90,900	89	S,L	63.00		Pending	\$	85,900
	65.00		Hold	\$	90,900	90	S,L	67.00		Pending	\$	89,900
	62.00		Hold	\$	85,900	91		68.00		Pending	\$	90,900
S,L	64.00		Hold	\$	88,900	92	S,L	70.00		Pending	\$	94,900
S,C,L	62.00		Hold	\$	85,900	93		72.00		Pending	\$	95,900
S,C,L	63.00		Hold	\$	91,900	94	S,L	68.00		Pending	\$	94,900
S,C,L	65.00		Hold	\$	91,900	95	S,L	67.00		Pending	\$	92,900
S,C,L	62.00		Hold	\$	91,900	96	S,L	66.20		Pending	\$	91,900
S,C,L	63.00		Hold	\$	88,900	97	S,L	68.00		Pending	\$	94,900
S,L	70.00		Hold	\$	89,900	98	S,L	66.00		Pending	\$	91,900
S,L	69.00		Hold	\$	90,900	99	S,L	69.00		Pending	\$	95,900
S,L	65.00		Hold	\$	90,900	100	S,L	73.00		Pending	\$	101,900
S,L	65.00		Hold	\$	89,900	101	S,L	71.00		Pending	\$	99,900
S,L	63.00		Hold	\$	85,900	102	S,L	72.00		Pending	\$	99,900
S,L	65.00		Hold	\$	87,900	103	S,C,L	70.00		Pending	\$	99,900
S,L	65.00		Hold	\$	86,900	104	S,C,L	65.00		Pending	\$	99,900
S,L	63.60		Hold	\$	85,900	105	S,C,L	69.00		Pending	\$	99,900
S	85.00		Pending	\$	60,900	106	S,C,L	68.00		Pending	\$	99,900
S	65.00		Pending	\$	69,900	107	S,C,L	66.00		Pending	\$	99,900
S,L	68.00		Pending	\$	89,900	108	S,C,L	68.00		Pending	\$	99,900
Ś	65.00		Pending	\$	69,900	109	S,L	72.00		Pending	\$	99,900
5	85.00		Pending	\$	60,900	110	S,L	75.00		Pending	\$	101,900
	S,L S,L S,L S,L S,L S,C,L S,C,L S,C,L S,C,L S,C,L S,C,L S,L S,L S,L S,L S,L S,L S,L S,L S,L S	S,L 65.00 S,L 64.00 S,L 65.00 S,L 65.00 S,L 62.00 S,L 62.00 S,C,L 63.00 S,C,L 63.00 S,C,L 63.00 S,C,L 63.00 S,C,L 63.00 S,C,L 63.00 S,L 70.00 S,L 65.00	S,L 65.00 S,L 64.00 S,L 65.00 S,L 65.00 S,L 62.00 S,L 62.00 S,C,L 63.00 S,C,L 63.00 S,C,L 63.00 S,C,L 63.00 S,C,L 63.00 S,L 70.00 S,L 65.00	S,L       65.00       Hold         S,L       64.00       Hold         S,L       65.00       Hold         S,L       65.00       Hold         S,L       62.00       Hold         S,C,L       62.00       Hold         S,C,L       63.00       Hold         S,C,L       63.00       Hold         S,C,L       63.00       Hold         S,C,L       63.00       Hold         S,L       69.00       Hold         S,L       65.00       Pending         S       65.00       Pending         S,L       68.00       Pending         S,L       68.00       Pending	S,L       65.00       Hold       \$         S,L       64.00       Hold       \$         S,L       65.00       Hold       \$         S,L       65.00       Hold       \$         S,L       62.00       Hold       \$         S,C,L       62.00       Hold       \$         S,C,L       63.00       Hold       \$         S,C,L       65.00       Hold       \$         S,C,L       63.00       Hold       \$         S,C,L       63.00       Hold       \$         S,L       69.00       Hold       \$         S,L       65.00       Pending       \$         S       65.00       Pending       \$         S,L       68.00       Pending       \$         S,L       65.00       Pending       \$	S,L       65.00       Hold       \$ 90,900         S,L       64.00       Hold       \$ 88,900         S,L       65.00       Hold       \$ 90,900         S,L       65.00       Hold       \$ 90,900         S,L       62.00       Hold       \$ 85,900         S,C,L       62.00       Hold       \$ 85,900         S,C,L       63.00       Hold       \$ 91,900         S,C,L       63.00       Hold       \$ 91,900         S,C,L       65.00       Hold       \$ 91,900         S,C,L       63.00       Hold       \$ 89,900         S,C,L       63.00       Hold       \$ 89,900         S,L       69.00       Hold       \$ 90,900         S,L       65.00       Hold       \$ 89,900         S,L       65.00       Hold       \$ 87,900         S,L       65.00       Hold       \$ 86,900         S,L       65.00       Hold       \$ 86,900         S,L       65.00       Pending       \$ 60,900         S       85.00       Pending       \$ 69,900         S,L       68.00       Pending       \$ 69,900	S,L       65.00       Hold       \$ 90,900       87         S,L       64.00       Hold       \$ 88,900       88         S,L       65.00       Hold       \$ 90,900       89         S,L       65.00       Hold       \$ 90,900       90         S,L       62.00       Hold       \$ 85,900       91         S,L       64.00       Hold       \$ 88,900       92         S,C,L       62.00       Hold       \$ 91,900       94         S,C,L       63.00       Hold       \$ 91,900       94         S,C,L       65.00       Hold       \$ 91,900       95         S,C,L       62.00       Hold       \$ 91,900       96         S,C,L       63.00       Hold       \$ 88,900       97         S,L       63.00       Hold       \$ 89,900       97         S,L       65.00       Hold       \$ 90,900       100         S,L       65.00       Hold       \$ 89,900       101         S,L       65.00       Hold       \$ 86,900       102         S,L       65.00       Hold       \$ 86,900       104         S,L       63.60       Hold       \$ 86,	S,L       65.00       Hold       \$ 90,900       87       S,L         S,L       64.00       Hold       \$ 88,900       88       S,L         S,L       65.00       Hold       \$ 90,900       89       S,L         S,L       65.00       Hold       \$ 90,900       90       S,L         S,L       62.00       Hold       \$ 85,900       91       S,L         S,C,L       62.00       Hold       \$ 85,900       92       S,L         S,C,L       63.00       Hold       \$ 91,900       94       S,L         S,C,L       63.00       Hold       \$ 91,900       96       S,L         S,C,L       63.00       Hold       \$ 89,900       96       S,L         S,C,L       63.00       Hold       \$ 89,900       98       S,L         S,L       69.00       Hold       \$ 90,900       99       S,L         S,L       65.00       Hold       \$ 89,900       100       S,L         S,L       65.00       Hold       \$ 89,900       100       S,L         S,L       65.00       Hold       \$ 87,900       100       S,C,L         S,L       65.00	S,L       65.00       Hold       \$ 90,900         S,L       64.00       Hold       \$ 88,900         S,L       65.00       Hold       \$ 90,900         S,L       65.00       Hold       \$ 90,900         S,L       65.00       Hold       \$ 90,900         S,L       62.00       Hold       \$ 85,900         S,C,L       62.00       Hold       \$ 85,900         S,C,L       62.00       Hold       \$ 91,900         S,C,L       63.00       Hold       \$ 91,900         S,C,L       65.00       Hold       \$ 91,900         S,C,L       65.00       Hold       \$ 91,900         S,C,L       63.00       Hold       \$ 91,900         S,C,L       63.00       Hold       \$ 91,900         S,C,L       63.00       Hold       \$ 89,900         S,L       60.00       90       S,L       66.20         S,L       65.00       Hold       \$ 90,900         S,L       65.00       Hold       \$ 90,900         S,L       65.00       Hold       \$ 89,900         S,L       65.00       Hold       \$ 87,900         S,L       65.00 <td>S,L         65.00         Hold         \$ 90,900           S,L         64.00         Hold         \$ 88,900           S,L         65.00         Hold         \$ 90,900           S,L         65.00         Hold         \$ 90,900           S,L         65.00         Hold         \$ 90,900           S,L         62.00         Hold         \$ 85,900           S,L         64.00         Hold         \$ 88,900           S,C,L         62.00         Hold         \$ 85,900           S,C,L         63.00         Hold         \$ 91,900           S,C,L         63.00         Hold         \$ 91,900           S,C,L         65.00         Hold         \$ 91,900           S,C,L         63.00         Hold         \$ 91,900           S,C,L         63.00         Hold         \$ 91,900           S,C,L         63.00         Hold         \$ 89,900           S,L         69.00         Hold         \$ 99,900           S,L         65.00         Hold         \$ 90,900           S,L         65.00         Hold         \$ 89,900           S,L         65.00         Hold         \$ 87,900           S,L</td> <td>S, L         65.00         Hold         \$ 90,900           S, L         64.00         Hold         \$ 88,900           S, L         65.00         Hold         \$ 90,900           S, L         65.00         Hold         \$ 90,900           S, L         65.00         Hold         \$ 90,900           S, L         62.00         Hold         \$ 85,900           S, L         64.00         Hold         \$ 88,900           S, C, L         62.00         Hold         \$ 85,900           S, C, L         63.00         Hold         \$ 91,900           S, C, L         63.00         Hold         \$ 91,900           S, C, L         65.00         Hold         \$ 91,900           S, C, L         65.00         Hold         \$ 91,900           S, C, L         63.00         Hold         \$ 91,900           S, C, L         63.00         Hold         \$ 91,900           S, L         70.00         Hold         \$ 91,900           S, L         65.00         Hold         \$ 99,900           S, L         65.00         Hold         \$ 90,900           S, L         65.00         Hold         \$ 85,900      <tr< td=""><td>S, L         65.00         Hold         \$ 90,900         87         S, L         64.00         Pending         \$           S, L         64.00         Hold         \$ 88,900         88         S, L         67.00         Pending         \$           S, L         65.00         Hold         \$ 90,900         89         S, L         63.00         Pending         \$           S, L         65.00         Hold         \$ 80,900         90         S, L         67.00         Pending         \$           S, L         66.00         Hold         \$ 85,900         90         S, L         68.00         Pending         \$           S, C, L         62.00         Hold         \$ 85,900         92         S, L         70.00         Pending         \$           S, C, L         63.00         Hold         \$ 91,900         94         S, L         68.00         Pending         \$           S, C, L         65.00         Hold         \$ 91,900         95         S, L         66.20         Pending         \$           S, L         70.00         Hold         \$ 89,900         97         S, L         68.00         Pending         \$           S, L         65.</td></tr<></td>	S,L         65.00         Hold         \$ 90,900           S,L         64.00         Hold         \$ 88,900           S,L         65.00         Hold         \$ 90,900           S,L         65.00         Hold         \$ 90,900           S,L         65.00         Hold         \$ 90,900           S,L         62.00         Hold         \$ 85,900           S,L         64.00         Hold         \$ 88,900           S,C,L         62.00         Hold         \$ 85,900           S,C,L         63.00         Hold         \$ 91,900           S,C,L         63.00         Hold         \$ 91,900           S,C,L         65.00         Hold         \$ 91,900           S,C,L         63.00         Hold         \$ 91,900           S,C,L         63.00         Hold         \$ 91,900           S,C,L         63.00         Hold         \$ 89,900           S,L         69.00         Hold         \$ 99,900           S,L         65.00         Hold         \$ 90,900           S,L         65.00         Hold         \$ 89,900           S,L         65.00         Hold         \$ 87,900           S,L	S, L         65.00         Hold         \$ 90,900           S, L         64.00         Hold         \$ 88,900           S, L         65.00         Hold         \$ 90,900           S, L         65.00         Hold         \$ 90,900           S, L         65.00         Hold         \$ 90,900           S, L         62.00         Hold         \$ 85,900           S, L         64.00         Hold         \$ 88,900           S, C, L         62.00         Hold         \$ 85,900           S, C, L         63.00         Hold         \$ 91,900           S, C, L         63.00         Hold         \$ 91,900           S, C, L         65.00         Hold         \$ 91,900           S, C, L         65.00         Hold         \$ 91,900           S, C, L         63.00         Hold         \$ 91,900           S, C, L         63.00         Hold         \$ 91,900           S, L         70.00         Hold         \$ 91,900           S, L         65.00         Hold         \$ 99,900           S, L         65.00         Hold         \$ 90,900           S, L         65.00         Hold         \$ 85,900 <tr< td=""><td>S, L         65.00         Hold         \$ 90,900         87         S, L         64.00         Pending         \$           S, L         64.00         Hold         \$ 88,900         88         S, L         67.00         Pending         \$           S, L         65.00         Hold         \$ 90,900         89         S, L         63.00         Pending         \$           S, L         65.00         Hold         \$ 80,900         90         S, L         67.00         Pending         \$           S, L         66.00         Hold         \$ 85,900         90         S, L         68.00         Pending         \$           S, C, L         62.00         Hold         \$ 85,900         92         S, L         70.00         Pending         \$           S, C, L         63.00         Hold         \$ 91,900         94         S, L         68.00         Pending         \$           S, C, L         65.00         Hold         \$ 91,900         95         S, L         66.20         Pending         \$           S, L         70.00         Hold         \$ 89,900         97         S, L         68.00         Pending         \$           S, L         65.</td></tr<>	S, L         65.00         Hold         \$ 90,900         87         S, L         64.00         Pending         \$           S, L         64.00         Hold         \$ 88,900         88         S, L         67.00         Pending         \$           S, L         65.00         Hold         \$ 90,900         89         S, L         63.00         Pending         \$           S, L         65.00         Hold         \$ 80,900         90         S, L         67.00         Pending         \$           S, L         66.00         Hold         \$ 85,900         90         S, L         68.00         Pending         \$           S, C, L         62.00         Hold         \$ 85,900         92         S, L         70.00         Pending         \$           S, C, L         63.00         Hold         \$ 91,900         94         S, L         68.00         Pending         \$           S, C, L         65.00         Hold         \$ 91,900         95         S, L         66.20         Pending         \$           S, L         70.00         Hold         \$ 89,900         97         S, L         68.00         Pending         \$           S, L         65.

<sup>\*\*\*\*</sup>There will be a \$2,000 per lot Sewer assessment from Huntertown for each lot.

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

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1,400 1,800 sf

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SIDEWALK REQUIREMENTS SHOULD BE VERIFIED IN COVENANTS AND RESTRICTIONS

<sup>\*\*</sup> Pads are 75' deep from the front building line as shown on plat.

2/9/2024

## The Ranch at Broad Acres

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

Lot Features	Building	Status	Retail Price	Lot #	Lot Features	Building		Status	Retail Price	
				135	S	85.00		Pending	\$	60,900
		Pending								
		Pending								
	73.00	Pending	\$ 101,900							
	72.00	Pending	\$ 99,900							
S,L	68.00	Pending	\$ 87,900							
S,L	69.60	Pending	\$ 89,900							
S	67.00	Pending	\$ 86,900							
S	64.00	Pending	\$ 83,900							
S	65.00	Pending	\$ 84,900							
S	66.00	Pending	\$ 84,900							
S	85.00	Pending	\$ 60,900							
S	65.00	Pending	\$ 68,900							
S	69.00	Pending	\$ 68,900							
S	69.00	Pending	\$ 68,900							
S	70.00	Pending	\$ 69,900							
S	66.00	Pending	\$ 65,900							
S	68.00	Pending	\$ 67,900							
S	67.00		\$ 66,900							
5	63.00	Pending	\$ 62,900							
	S,L S S S S S S S	S,L       73.00         S,L       69.00         S,L       71.00         S,L       68.00         S,L       70.00         S,L       72.00         S,L       72.00         S,L       72.00         S,L       68.00         S,L       69.60         S       67.00         S       64.00         S       65.00         S       65.00         S       69.00         S       69.00         S       69.00         S       66.00         S       66.00         S       68.00         S       67.00	S,L       73.00       Pending         S,L       69.00       Pending         S,L       71.00       Pending         S,L       70.00       Pending         S,L       70.00       Pending         S,L       71.00       Pending         S,L       72.00       Pending         S,L       72.00       Pending         S,L       72.00       Pending         S,L       68.00       Pending         S,L       69.60       Pending         S       67.00       Pending         S       64.00       Pending         S       65.00       Pending         S       65.00       Pending         S       69.00       Pending         S       69.00       Pending         S       66.00       Pending	S,L       73.00       Pending       \$ 101,900         S,L       69.00       Pending       \$ 95,900         S,L       71.00       Pending       \$ 98,900         S,L       68.00       Pending       \$ 94,900         S,L       70.00       Pending       \$ 99,900         S,L       71.00       Pending       \$ 99,900         S,L       72.00       Pending       \$ 101,900         S,L       73.00       Pending       \$ 99,900         S,L       72.00       Pending       \$ 99,900         S,L       72.00       Pending       \$ 99,900         S,L       68.00       Pending       \$ 87,900         S,L       68.00       Pending       \$ 89,900         S,L       69.60       Pending       \$ 86,900         S       67.00       Pending       \$ 84,900         S       65.00       Pending       \$ 68,900         S       65.00       Pending       \$ 68,900         S       69.00       Pending       \$ 68,900         S       60.00       Pending       \$ 69,900         S       66.00       Pending       \$ 69,900         S	S,L       73.00       Pending       \$ 101,900         S,L       69.00       Pending       \$ 95,900         S,L       71.00       Pending       \$ 98,900         S,L       68.00       Pending       \$ 99,900         S,L       70.00       Pending       \$ 99,900         S,L       71.00       Pending       \$ 99,900         S,L       72.00       Pending       \$ 99,900         S,L       73.00       Pending       \$ 99,900         S,L       72.00       Pending       \$ 87,900         S,L       68.00       Pending       \$ 87,900         S,L       68.00       Pending       \$ 88,900         S       66.00       Pending       \$ 68,900         S       65.00       Pending       \$ 68,900         S       69.00       Pending       \$ 69,900         S	S,L       73.00       Pending       \$ 101,900       135       S         S,L       69.00       Pending       \$ 95,900         S,L       71.00       Pending       \$ 98,900         S,L       68.00       Pending       \$ 94,900         S,L       70.00       Pending       \$ 99,900         S,L       71.00       Pending       \$ 99,900         S,L       72.00       Pending       \$ 99,900         S,L       73.00       Pending       \$ 101,900         S,L       73.00       Pending       \$ 99,900         S,L       72.00       Pending       \$ 99,900         S,L       72.00       Pending       \$ 87,900         S,L       68.00       Pending       \$ 87,900         S,L       69.60       Pending       \$ 86,900         S       67.00       Pending       \$ 83,900         S       65.00       Pending       \$ 84,900         S       65.00       Pending       \$ 68,900         S       65.00       Pending       \$ 68,900         S       69.00       Pending       \$ 68,900         S       69.00       Pending       \$ 69,900	S,L       73.00       Pending       \$ 101,900         S,L       69.00       Pending       \$ 95,900         S,L       71.00       Pending       \$ 98,900         S,L       68.00       Pending       \$ 94,900         S,L       70.00       Pending       \$ 99,900         S,L       71.00       Pending       \$ 99,900         S,L       72.00       Pending       \$ 99,900         S,L       73.00       Pending       \$ 99,900         S,L       72.00       Pending       \$ 87,900         S,L       72.00       Pending       \$ 89,900         S,L       68.00       Pending       \$ 89,900         S,L       69.60       Pending       \$ 86,900         S       67.00       Pending       \$ 83,900         S       65.00       Pending       \$ 84,900         S       65.00       Pending       \$ 60,900         S       65.00       Pending       \$ 68,900         S       65.00       Pending       \$ 68,900         S       69.00       Pending       \$ 68,900         S       69.00       Pending       \$ 69,900         S       <	S,L       73.00       Pending       \$ 101,900         S,L       69.00       Pending       \$ 95,900         S,L       71.00       Pending       \$ 98,900         S,L       68.00       Pending       \$ 94,900         S,L       70.00       Pending       \$ 99,900         S,L       71.00       Pending       \$ 99,900         S,L       72.00       Pending       \$ 101,900         S,L       73.00       Pending       \$ 101,900         S,L       72.00       Pending       \$ 87,900         S,L       72.00       Pending       \$ 87,900         S,L       68.00       Pending       \$ 89,900         S,L       68.00       Pending       \$ 88,900         S,L       69.60       Pending       \$ 83,900         S       64.00       Pending       \$ 84,900         S       65.00       Pending       \$ 84,900         S       65.00       Pending       \$ 68,900         S       65.00       Pending       \$ 68,900         S       69.00       Pending       \$ 68,900         S       69.00       Pending       \$ 68,900         S	S,L         73.00         Pending         \$ 101,900           S,L         69.00         Pending         \$ 95,900           S,L         71.00         Pending         \$ 98,900           S,L         68.00         Pending         \$ 94,900           S,L         70.00         Pending         \$ 99,900           S,L         71.00         Pending         \$ 99,900           S,L         72.00         Pending         \$ 99,900           S,L         73.00         Pending         \$ 99,900           S,L         72.00         Pending         \$ 99,900           S,L         72.00         Pending         \$ 99,900           S,L         72.00         Pending         \$ 99,900           S,L         68.00         Pending         \$ 87,900           S,L         68.00         Pending         \$ 87,900           S,L         69.60         Pending         \$ 88,900           S         67.00         Pending         \$ 84,900           S         65.00         Pending         \$ 84,900           S         66.00         Pending         \$ 68,900           S         65.00         Pending         \$ 68,900	S,L         73.00         Pending         \$ 101,900           S,L         69.00         Pending         \$ 95,900           S,L         71.00         Pending         \$ 98,900           S,L         76.00         Pending         \$ 94,900           S,L         70.00         Pending         \$ 99,900           S,L         71.00         Pending         \$ 99,900           S,L         72.00         Pending         \$ 99,900           S,L         73.00         Pending         \$ 99,900           S,L         72.00         Pending         \$ 87,900           S,L         68.00         Pending         \$ 87,900           S,L         69.60         Pending         \$ 88,900           S         67.00         Pending         \$ 84,900           S         65.00         Pending         \$ 84,900           S         65.00         Pending         \$ 68,900           S         65.00         Pending         \$ 68,900

<sup>\*\*\*\*</sup>There will be a \$2,000 per lot Sewer assessment from Huntertown for each lot.

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 st

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.

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

North Eastern Group

10808 La Cabreah Lane, Fort Wayne, IN 46845 Contact: Kim Ward (260) 489-7095 x 347 www.nor

 $\underline{www.northeasterngroup.com}$ 

Effective as of: 7/10/2023

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

<sup>\*\*</sup> Pads are 75' deep from the front building line as shown on plat.