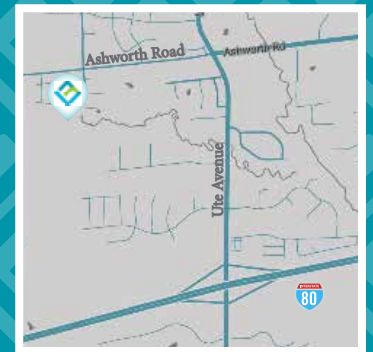


Only one walkout homesite remains in Hamilton Ridge Plat 1. Located in southwest Waukee, Hamilton Ridge is across the street from the new Sugar Creek Elementary. The nearby Sugar Creek Park is a 4.92-acre park including pickleball courts, playground equipment, walking trails, and more. Call today to schedule a tour of this homesite and to see the builder spec homes under construction.



DIRECTIONS:

From I80 west in Waukee, take Ute Ave. north 1-mile. Turn west onto Ashworth Rd. Hamilton Ridge is a 1/2 mile to the west, on the south side of Ashworth, directly across the street from Sugar Creek Elementary & Park.



9550 Hickman Rd., Suite 100
Clive, Iowa 50325

Ph: 515.986.5994
LMCompanies-inc.com

INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE

SCHOOLS (2023 - 2024)

Sugar Creek Elementary

Waukee South Middle School (6th-7th)

Timberline School (8th-9th)

Waukee High School (10th-12th)

*see Waukee School District website for boundary changes for 2024-2026

DISTANCE

Waukee Triangle - 3.22 mi	Fareway - 4.84 mi
Kum N Go - 1.39 mi	Fleet Farm - 2.25 mi
Hy-Vee - 4.68 mi	I80 - 1.62 mi (mm 117)



HAMILTON RIDGE

LOT	/ADDRESS	PRICE	TYPE
20	HARRINGTON WAY	\$119,900	WO

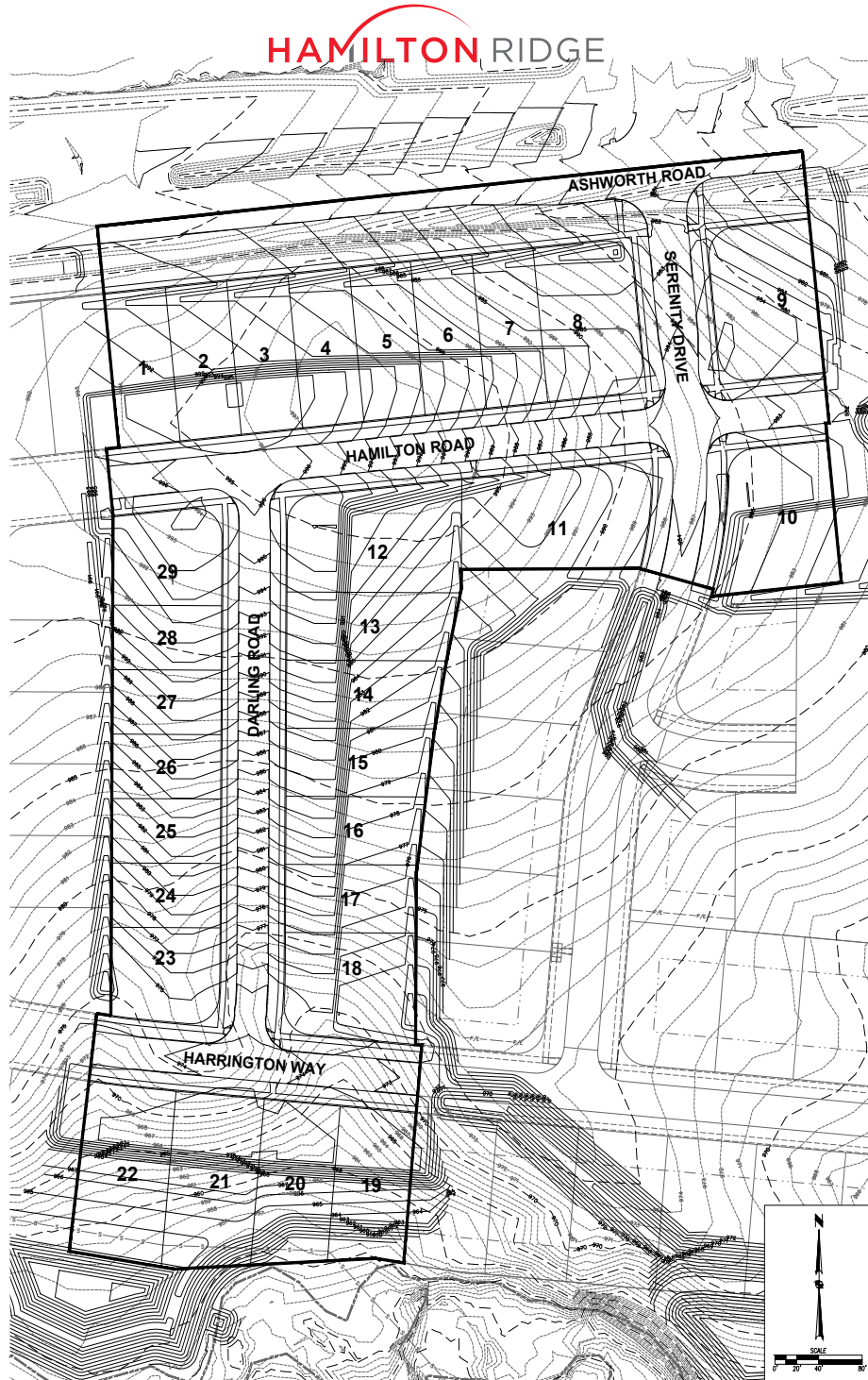
Prices are subject to change without notice.

LOT NO.	ADDRESS	LOT (SF)	LOT WIDTH	BUILDABLE WIDTH *	FRONT SETBACK	SIDE SETBACK **	REAR SETBACK	BASEMENT	MOE	MGS
20	HARRINGTON WAY	9,871	70'	55'	30'	7'/8'	30'	WO	965.95	--

Seller does not guarantee the information describing these properties. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals prior to closing. There will be no seller or developer warranty. All MPE's and MOE's are for reference only. Please refer to local city and/or project engineer for MPE's and MOE's. Lot widths are an approximate measurement and are not always drawn where a house will be placed on the Lot. Refer to your licensed engineer for scaling and house placement. Seller does not warrant soil conditions. It is recommended Buyer(s) perform such tests as they deem necessary at their own expense. All tests must be approved by Seller before being performed. Prices are subject to change without notice. Some employees of Landmark are licensed agents with Landmark Brokerage, Inc. in the state of Iowa.

Prices subject to change without notice.

Seller does not guarantee the information describing these properties. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals prior to closing. There will be no seller or developer warranty. All MPE's and MOE's are for reference only. Please refer to local city and/or project engineer for MPE's and MOE's. Lot widths are an approximate measurement and are not always drawn where a house will be placed on the Lot. Refer to your licensed engineer for scaling and house placement. Seller does not warrant soil conditions. It is recommended Buyer(s) perform such tests as they deem necessary at their own expense. All tests must be approved by Seller before being performed. Prices are subject to change without notice. Some employees of Landmark are licensed agents with Landmark Brokerage, Inc. in the state of Iowa.



Seller does not guarantee the information describing these properties. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals prior to closing. There will be no seller or developer warranty. All MPE's and MOE's are for reference only. Please refer to local city and/or project engineer for MPE's and MOE's. Lot widths are an approximate measurement and are not always drawn where a house will be placed on the Lot. Refer to your licensed engineer for scaling and house placement. Seller does not warrant soil conditions. It is recommended Buyer(s) perform such tests as they deem necessary at their own expense. All tests must be approved by Seller before being performed. Prices are subject to change without notice. Some employees of Landmark are licensed agents with Landmark Brokerage, Inc. in the state of Iowa.

Information contained here deemed reliable but not guaranteed. Consult an experienced engineer to ensure your house plan fits your lot. Pricing subject to change without notice. Covenants and Maintenance Association TBD. Some employees of Landmark Companies are licensed with Landmark Brokerage, Inc. in the state of Iowa.

HAMILTON RIDGE

Summary of Most Asked Building Questions

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/ STONE/ STUCCO	GARAGE	FENCE
1 - 7 12 - 18 23 - 29	1,400 SF	1,100 SF	VINYL* / LP/ Hardie	15%	2 car	wood/black vinyl/pvc

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/ STONE	GARAGE	FENCE
8 - 11	1,500 SF	1,300 SF	VINYL/ LP/ Hardie	25%	2 car	black vinyl/ pvc

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/ STONE	GARAGE	FENCE
19 - 22	1,500 SF	1,300 SF	LP/ Hardie	25%	2 car	black vinyl/ pvc

YEARS TO BUILD	COMPLETION ONCE COMMENCED
2 YEARS	12 MONTHS

STORMWATER AND MAINTENANCE ANNUAL FEE
YES

***Vinyl requirement per city: 4-inch traditional profile, trim elements to be at least 3.5" wide, .42 thickness at a minimum, and the requirement to incorporate decorative materials onto the facades)**

See covenants for complete information

