

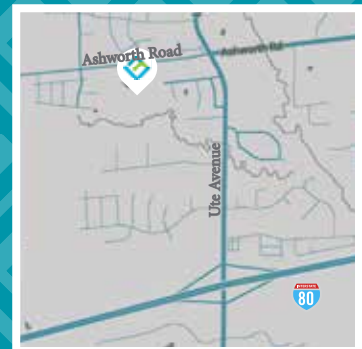


LEGEND

- WALKOUT 
- STANDARD 
- DAYLIGHT 





Hamilton Ridge Plat 10 is near the new Sugar Creek Elementary. Located on a cul-de-sac in southwest Waukee, this future plat of Hamilton Ridge will have 13 lots ranging from .41 to 1.57 acres. Some home sites will be adjacent to future city parkland. The nearby Sugar Creek Park is a 4.92-acre park with pickleball courts, playground equipment, walking trails, and more. Minutes from downtown Waukee and the western suburbs, call today to schedule a tour of this ground.

DIRECTIONS:

From I80 west in Waukee, take Ute Ave. north 1-mile. Turn west onto Ashworth Rd. Hamilton Ridge Plat 10 is a .30-miles west of Ute Ave. on the south side of Ashworth.

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)



9550 Hickman Rd., Suite 100
Clive, Iowa 50325

Ph: 515.986.5994
LMCompanies-inc.com

INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE

HOMESITES: \$149,900 to \$289,900



HAMILTON RIDGE

LOT	ADDRESS	PRICE	TYPE
1	SUNFLOWER CIRCLE	\$259,900	DL
2	SUNFLOWER CIRCLE	\$259,900	WO
3	SUNFLOWER CIRCLE	\$259,900	WO
4	SUNFLOWER CIRCLE	\$259,900	WO
5	SUNFLOWER CIRCLE	\$259,900	WO
6	SUNFLOWER CIRCLE	\$259,900	WO
7	SUNFLOWER CIRCLE	\$289,900	WO
8	SUNFLOWER CIRCLE	\$179,900	WO
9	SUNFLOWER CIRCLE	\$169,900	STD
10	SUNFLOWER CIRCLE	\$149,900	STD
11	SUNFLOWER CIRCLE	\$149,900	STD
12	SUNFLOWER CIRCLE	\$159,900	DL
13	SUNFLOWER CIRCLE	\$159,900	WO

Prices subject to change.

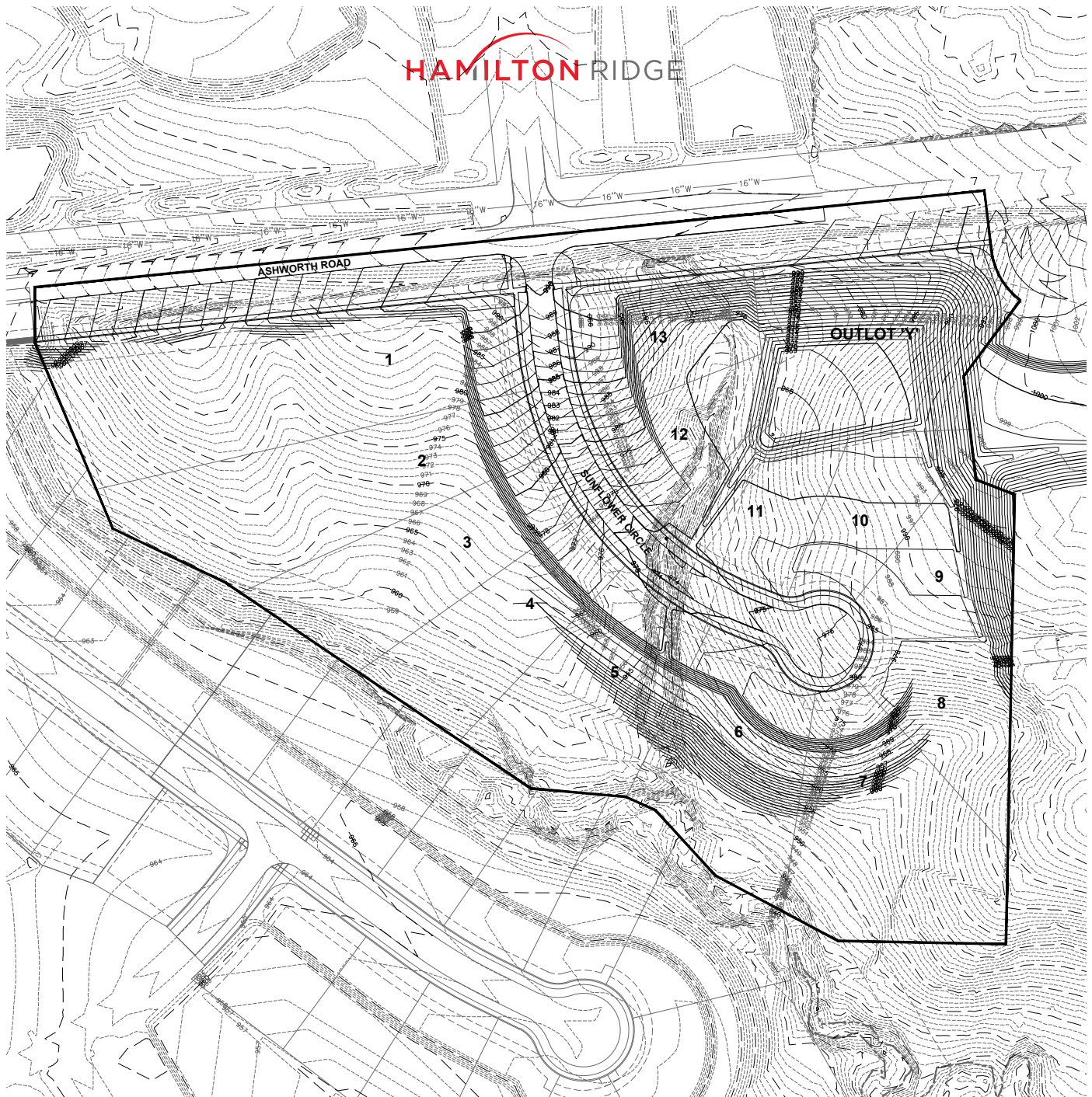
Seller does not guarantee the information describing these properties. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals prior to closing. There will be no seller or developer warranty. All MPE's and MOE's are for reference 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.

HAMILTON RIDGE

LOT NO.	ADDRESS	LOT (SF)	LOT WIDTH	BUILDABLE WIDTH *	FRONT SETBACK	SIDE SETBACK **	REAR SETBACK	BASEMENT	MOE	MGS
1	SUNFLOWER CIRCLE	68,428	110'	72'	30' ①	7'/8'	30'	DL/WO	--	965.16
2	SUNFLOWER CIRCLE	50,274	80'	65'	30'	7'/8'	30'	WO	--	960.53
3	SUNFLOWER CIRCLE	34,909	80'	65'	30'	7'/8'	30'	WO	--	947.63
4	SUNFLOWER CIRCLE	28,100	80'	65'	30'	7'/8'	30'	WO	--	945.93
5	SUNFLOWER CIRCLE	36,545	124'	67' ***	30'	7'/8'	30'	WO	--	945.18
6	SUNFLOWER CIRCLE	37,478	144'	116' ***	30'	7'/8'	30'	WO	--	940.47
7	SUNFLOWER CIRCLE	48,673	80'	65'	30'	7'/8'	30'	WO	--	940.47
8	SUNFLOWER CIRCLE	22,585	80'	65'	30'	7'/8'	30'	WO	--	965.69
9	SUNFLOWER CIRCLE	22,427	80'	65'	30'	7'/8'	30'	STD	975.65	--
10	SUNFLOWER CIRCLE	19,787	83'	67'	30'	7'/8'	30'	STD	975.65	--
11	SUNFLOWER CIRCLE	20,028	143'	72'	30'	7'/8'	30'	STD	975.65	--
12	SUNFLOWER CIRCLE	18,184	124'	109'	30'	7'/8'	30'	DL	975.65	--
13	SUNFLOWER CIRCLE	24,080	131'	101'	30' ①	7'/8'	30'	WO	975.65	--

NOTE: ① FRONT YARD SETBACK APPLIES TO EACH SIDE OF CORNER LOT	STD	STANDARD LOT
* BUILDABLE WIDTH IS MEASURED FROM THE FRONT OF THE SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT	WO	WALKOUT LOT
** SIDE SETBACK APPLIES TO EACH SIDE OF THE LOT. 15' TOTAL FOR R-2 ZONING (MIN. 7' ON ONE SIDE)	DL	DAYLIGHT LOT
*** UNUSUAL LOT DIMENSIONS. VERIFY BUILDABLE AREAS.	MOE	MIN. OPENING ELEV.
	MGS	MIN. GRADE AT STRUCTURE

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HAMILTON RIDGE

Summary of Most Asked Building Questions

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/ STONE	MINIMUM GARAGE	FENCE
1 - 13	2,000 SF	1,700 SF	LP/ Hardie	25%	3 car	black vinyl/ pvc

YEARS BEFORE BUILDING	HOME COMPLETION ONCE BUILDING COMMENCES
2 YEARS	12 MONTHS

STORMWATER AND MAINTENANCE ANNUAL FEE
YES

See covenants for complete information