

Located in southwest Waukee, Hamilton Ridge Plat 12 is near the new Sugar Creek Elementary. This future plat has 7 lots ranging from .39 to .63 acres on its own cul-de-sac. 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.

**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)

**DIRECTIONS:**

From I80 west in Waukee, take Ute Ave. north 1-mile. Turn west onto Ashworth Rd. Hamilton Ridge Plat 12 is a 1/4-mile west on the south side of Ashworth.



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LMCompanies-inc.com

**HAMILTON** RIDGE

LOT	ADDRESS	PRICE	TYPE
1	SUGAR CREEK COURT	\$194,900	WO
2	SUGAR CREEK COURT	\$194,900	WO
3	SUGAR CREEK COURT	\$194,900	WO
4	SUGAR CREEK COURT	\$194,900	WO
5	SUGAR CREEK COURT	\$194,900	WO
6	SUGAR CREEK COURT	\$194,900	WO
7	SUGAR CREEK COURT	\$194,900	WO

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.



LOT NO.	ADDRESS	LOT (SF)	LOT WIDTH	BUILDABLE WIDTH *	FRONT SETBACK	SIDE SETBACK **	REAR SETBACK	BASEMENT	MOE	MGS
1	SUGAR CREEK COURT	21,976	85'	70'	30'	7'/8'	30'	WO	988.00	--
2	SUGAR CREEK COURT	17,402	93'	78'	30'	7'/8'	30'	WO	988.00	--
3	SUGAR CREEK COURT	17,376	93'	78'	30'	7'/8'	30'	WO	--	991.46
4	SUGAR CREEK COURT	17,349	93'	78'	30'	7'/8'	30'	WO	--	993.32
5	SUGAR CREEK COURT	17,906	109'	94'	30'	7'/8'	30'	WO	--	993.13
6	SUGAR CREEK COURT	25,256	85'	66'	30'	7'/8'	30'	WO	933.10	--
7	SUGAR CREEK COURT	27,731	118'	74'	30' ①	7'/8'	30'	WO	933.10	--

NOTE: ① FRONT YARD SETBACK APPLIES TO EACH SIDE OF CORNER 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

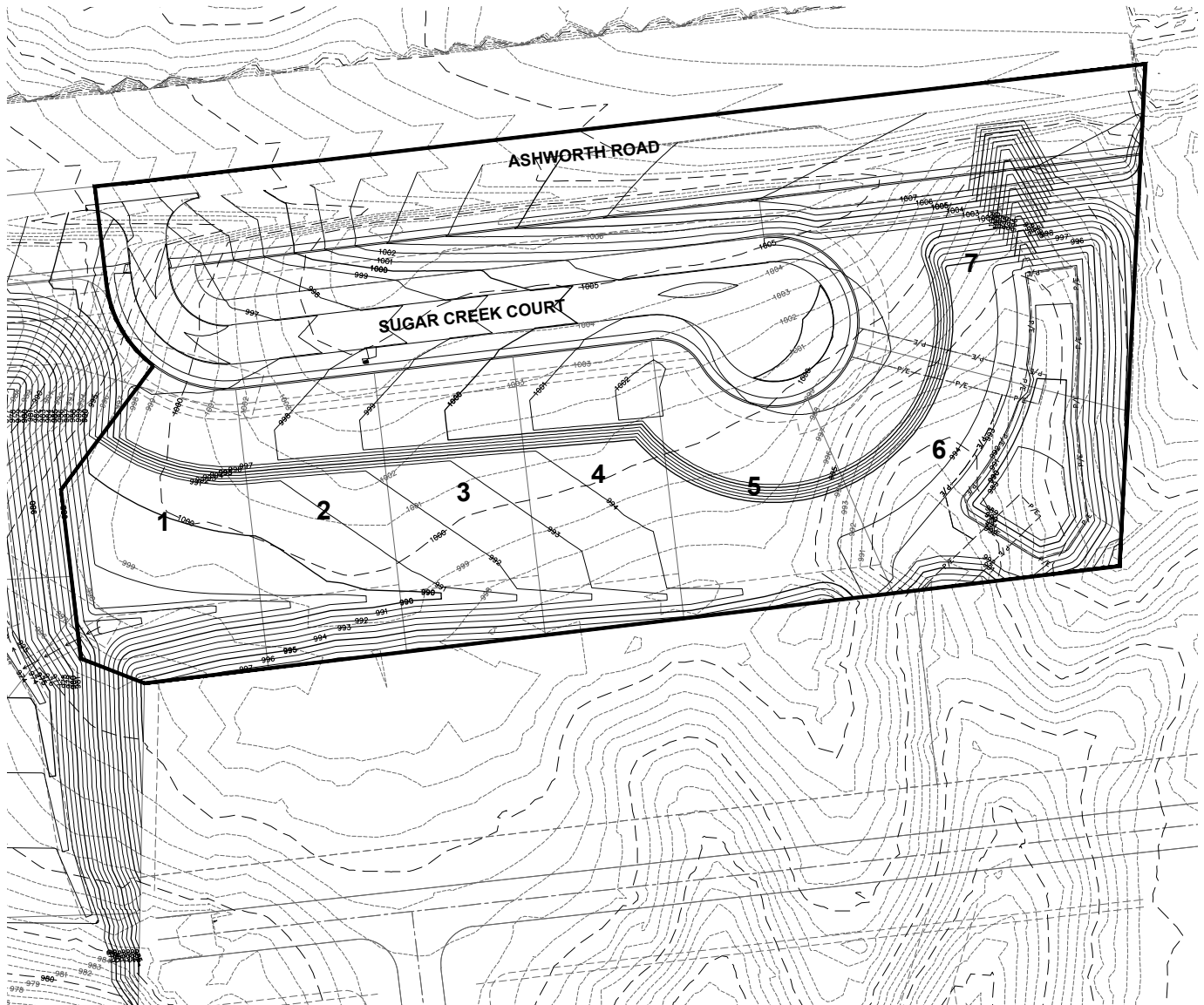
\*\* SIDE SETBACK APPLIES TO EACH SIDE OF THE LOT. 15' TOTAL FOR R-2 ZONING (MIN. 7' ON ONE SIDE)

BUILDER RESPONSIBLE FOR PUTTING IN ALL TRAILS/SIDEWALKS ON LOTS PURCHASED

	STD	STANDARD LOT
	WO	WALKOUT LOT
	DL	DAYLIGHT LOT
	MOE	MIN. OPENING ELEV.
	MGS	MIN. GRADE AT STRUCTURE

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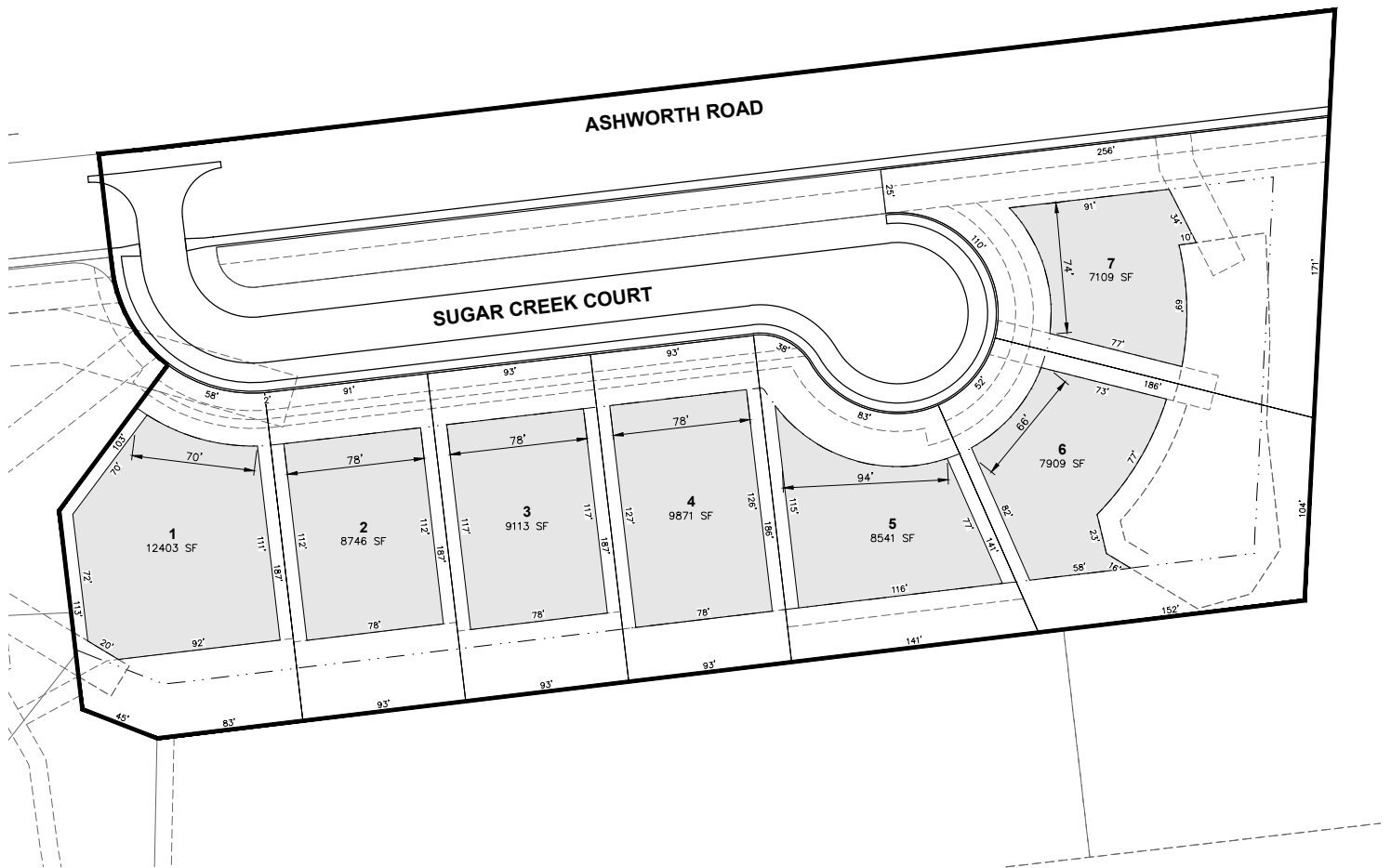


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Information contained here deemed reliable but not guaranteed. Consult an experienced engineer to ensure your house plan fits your lot. Pricing subject to change without notice. Covenants and Maintenance Association TBD. Some employees of Landmark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



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Summary of Most Asked Building Questions

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/ STONE	MINIMUM GARAGE	FENCE
1 - 7	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