

Located in western Waukee, Prairie Rose is adjacent to Northwest High School. The nearby 66-acre Triumph Park includes many park amenities, including a Miracle League® Field, 15,000-square-foot EPIC Inclusive Playground, and 11-acre pond with accessible fishing pier. Prairie Rose has a variety of lot types for your home needs. Whether you're looking for tree lined lots, water views, or homesites accessible to the trail system, call today to schedule a tour.

**SCHOOLS** (2024 - 2025)\*

Grant Ragan Elementary School (K-5th)

Waukee Middle School (6th-7th)

Waukee Middle School (8th)

Prairieview School (9th)

Northwest High School (10th-12th)

**DISTANCE**

Triumph Park - .38 mi

Casey's - 1.3 mi

Northwest High School - .71 mi

Future Fareway - 1.41 mi

Hy-Vee Fast N Fresh - 1 mi

The Palms - 1.48 mi

\*contact school for most up to date information

**DIRECTIONS:**

FROM HICKMAN @ WARRIOR LANE:  
Drive 3/4 a mile north on N. Warrior Lane. Turn west onto Douglas Parkway then drive a 1/4 mile west. Prairie Rose single-family homesites are on the north and south side of Douglas.



9550 Hickman Rd., Suite 100  
Clive, Iowa 50325

Ph: 515.986.5994  
LMCompanies-inc.com

INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE

**Prairie** *Rose*

LOT	ADDRESS	PRICE	TYPE
1	NW WOODMOOR DR	\$114,900	WO
21	NW SANDY HOLLOW CIR	\$124,900	WO
22	NW SANDY HOLLOW CIR	\$124,900	WO

LOT	ADDRESS	PRICE	TYPE
31	NW FRESCOTT CIR	\$119,900	DL
34	NW FRESCOTT CIR	\$119,900	STD
35	NW WOODMOOR DR	\$99,900	STD
36	NW WOODMOOR DR	\$89,900	STD

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.

# PrairieRose

LOT NO.	ADDRESS	LOT (SF)	LOT WIDTH	BUILDABLE WIDTH *	FRONT SETBACK	SIDE SETBACK **	REAR SETBACK	BASEMENT	MOE	MGS
1	NW WOODMOOR DR	11,951	80'	65'	30'	7'/8'	30'	WO	984.50	--
2	NW WOODMOOR DR	12,378	80'	65'	30'	7'/8'	30'	WO	984.50	--
3	NW WOODMOOR DR	14,469	80'	65'	30'	7'/8'	30'	WO	984.50	--
4	NW WOODMOOR DR	12,605	80'	65'	30'	7'/8'	30'	STD	--	990.67
5	NW WOODMOOR DR	11,140	79'	64'	30'	7'/8'	30'	STD	--	992.72
6	NW WOODMOOR DR	11,140	79'	64'	30'	7'/8'	30'	STD	--	994.32
7	NW WOODMOOR DR	10,982	78'	63'	30'	7'/8'	30'	STD	--	995.90
8	NW WOODMOOR DR	10,220	73'	56'	30'	7'/8'	30'	STD	996.50	--
9	NW WOODMOOR DR	10,220	73'	56'	30'	7'/8'	30'	STD	996.50	--
10	NW WOODMOOR DR	10,220	73'	58'	30'	7'/8'	30'	STD	--	998.79
11	NW WOODMOOR DR	10,220	73'	58'	30'	7'/8'	30'	STD	--	1002.07
12	NW WOODMOOR DR	10,220	73'	58'	30'	7'/8'	30'	STD	--	1003.53
13	NW WOODMOOR DR	10,220	73'	58'	30'	7'/8'	30'	STD	1004.00	--
14	NW SANDY HOLLOW CIR	11,826	92'	55'	30' ①	7'/8'	30'	STD	999.50	--
15	NW SANDY HOLLOW CIR	9,427	70'	55'	30'	7'/8'	30'	DL	999.50	--
16	NW SANDY HOLLOW CIR	10,041	70'	55'	30'	7'/8'	30'	WO	999.50	--
17	NW SANDY HOLLOW CIR	10,253	70'	55'	30'	7'/8'	30'	WO	999.50	--
18	NW SANDY HOLLOW CIR	11,285	70'	55'	30'	7'/8'	30'	WO	999.50	--
19	NW SANDY HOLLOW CIR	14,390	76'	61'	30'	7'/8'	30'	WO	999.50	--
20	NW SANDY HOLLOW CIR	20,642	76'	61'	30'	7'/8'	30'	WO	999.50	--
21	NW SANDY HOLLOW CIR	17,887	76'	61'	30'	7'/8'	30'	WO	999.50	--
22	NW SANDY HOLLOW CIR	15,950	74'	59'	30'	7'/8'	30'	WO	997.05	--
23	NW SANDY HOLLOW CIR	11,718	79'	64'	30'	7'/8'	30'	WO	997.05	--
24	NW SANDY HOLLOW CIR	9,532	70'	55'	30'	7'/8'	30'	WO	997.00	--
25	NW SANDY HOLLOW CIR	9,643	70'	55'	30'	7'/8'	30'	WO	997.00	--
26	NW SANDY HOLLOW CIR	12,917	92'	55'	30' ①	7'/8'	30'	WO	997.00	--
27	NW FRESCOTT CIR	14,677	100'	63'	30' ①	7'/8'	30'	STD	997.00	--
28	NW FRESCOTT CIR	10,712	75'	60'	30'	7'/8'	30'	STD	997.00	--
29	NW FRESCOTT CIR	12,329	75'	60'	30'	7'/8'	30'	STD	997.05	--
30	NW FRESCOTT CIR	20,082	75'	60'	30'	7'/8'	30'	STD	997.05	--
31	NW FRESCOTT CIR	16,252	75'	60'	30'	7'/8'	30'	DL	997.05	--
32	NW FRESCOTT CIR	18,916	75'	60'	30'	7'/8'	30'	WO	992.00	--
33	NW FRESCOTT CIR	10,758	75'	60'	30'	7'/8'	30'	WO	992.00	--
34	NW FRESCOTT CIR	14,890	100'	63'	30' ①	7'/8'	30'	STD	992.00	--
35	NW WOODMOOR DR	17,282	147'	120'	30'	7'/8'	30'	STD	992.00	--
36	NW WOODMOOR DR	14,536	90'	50'	30'	7'/8'	30'	STD	992.00	--

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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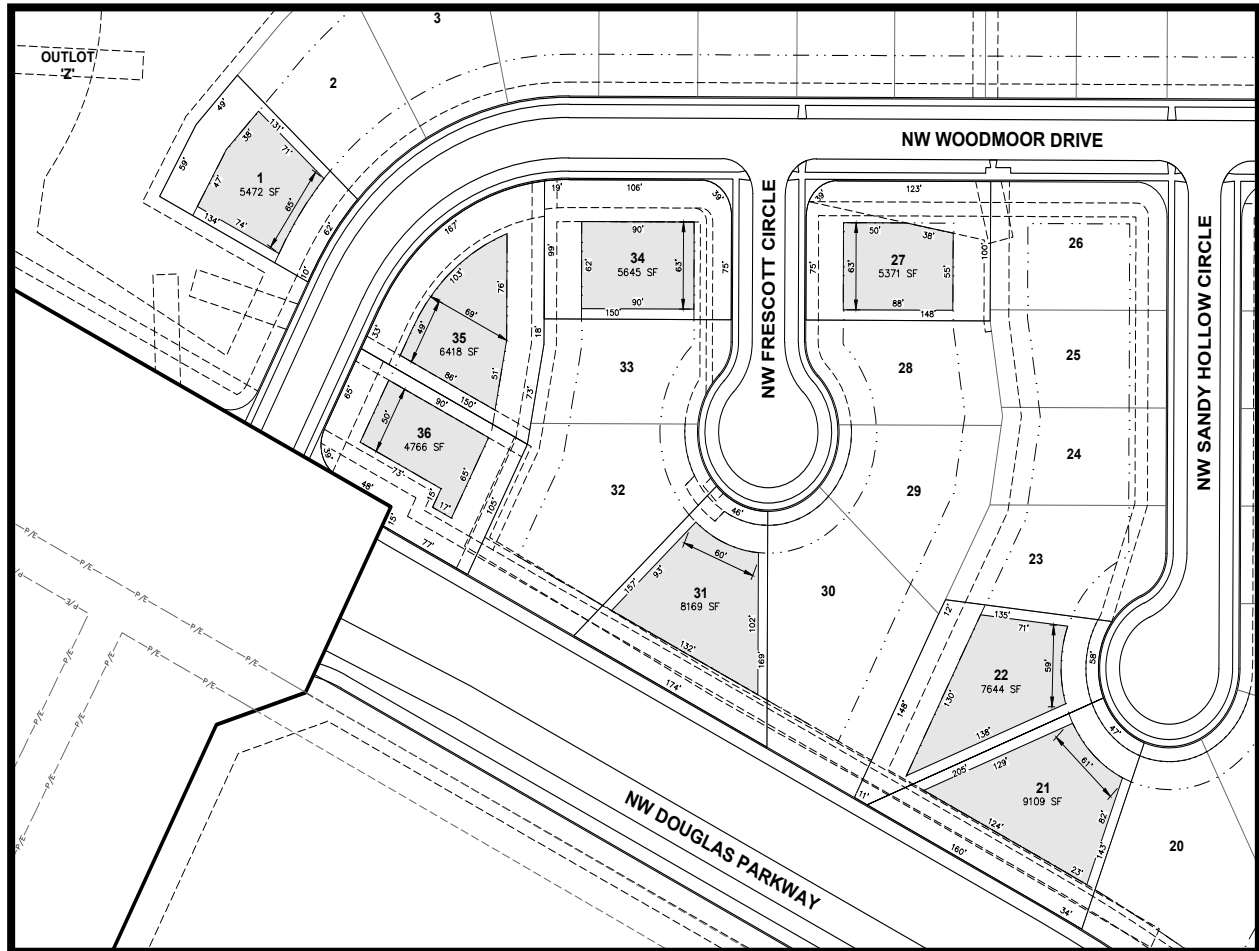
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## Summary of Most Asked Building Questions

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/ STONE/	MINIMUM GARAGE	FENCE
1-36	1,900 SF	1,600SF	LP/ Hardie	25%	2 car	black vinyl/ pvc

YEARS BEFORE BUILDING	COMPLETION ONCE COMMENCED
2 YEARS	12 MONTHS

STORMWATER AND MAINTENANCE ANNUAL FEE
YES

**See covenants for complete information**

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