

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 (2023 - 2024)

Radiant Elementary

Trailridge School (6th-7th)

Prairieview School (8th-9th)

Northwest High School (10th-12th)

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

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

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

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LOT	ADDRESS	PRICE	TYPE	LOT	ADDRESS	PRICE	TYPE
1	NW WOODMOOR DR	\$114,900	WO	31	NW FRESCOTT CIR	\$119,900	DL
21	NW SANDY HOLLOW CIR	\$124,900	WO	34	NW FRESCOTT CIR	\$119,900	STD
22	NW SANDY HOLLOW CIR	\$124,900	WO	35	NW WOODMOOR DR	\$99,900	STD
				36	NW WOODMOOR DR	\$89,900	STD

Prices subject to change without notice.

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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)

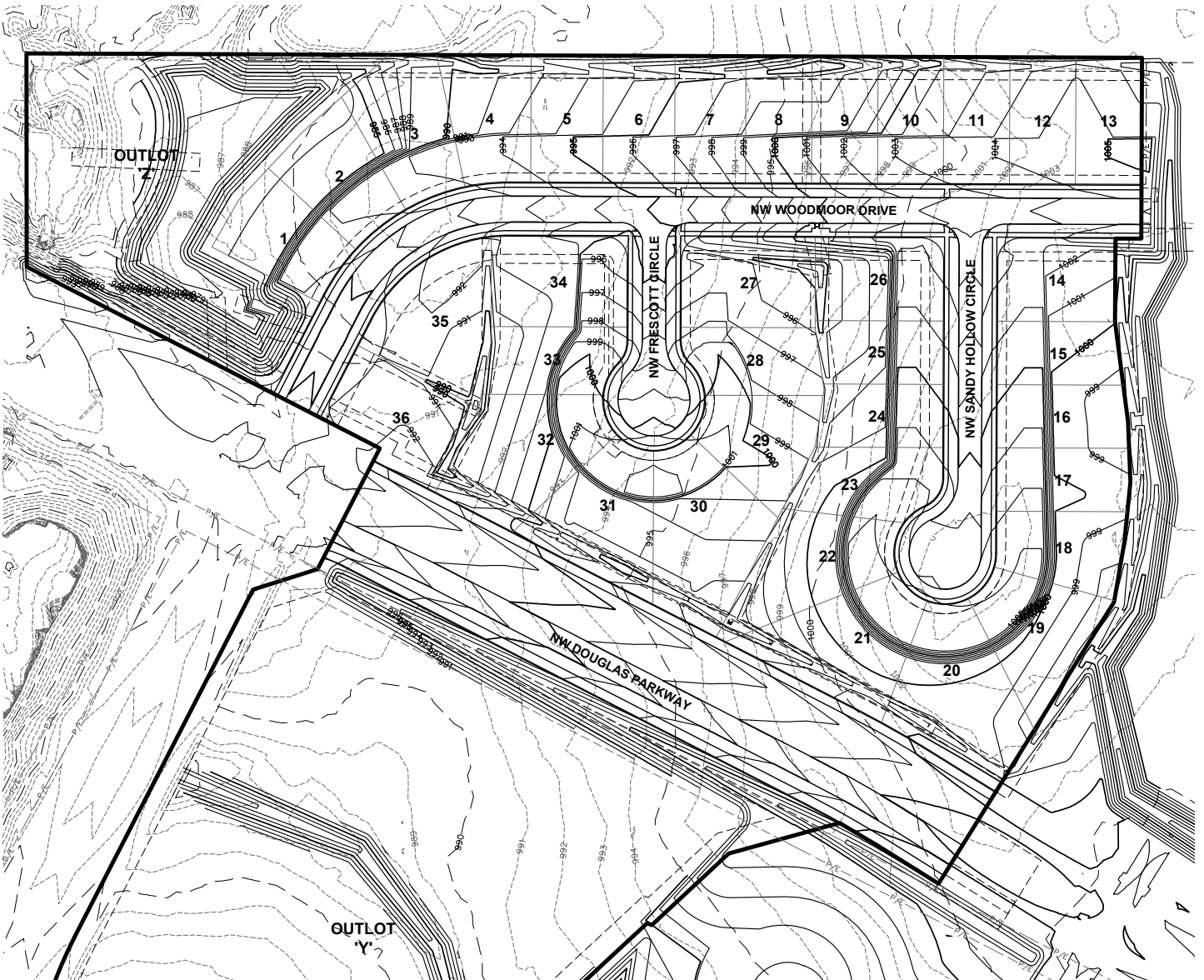
BUILDER RESPONSIBLE FOR PUTTING IN ALL TRAILS/SIDEWALKS ON LOTS PURCHASED

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

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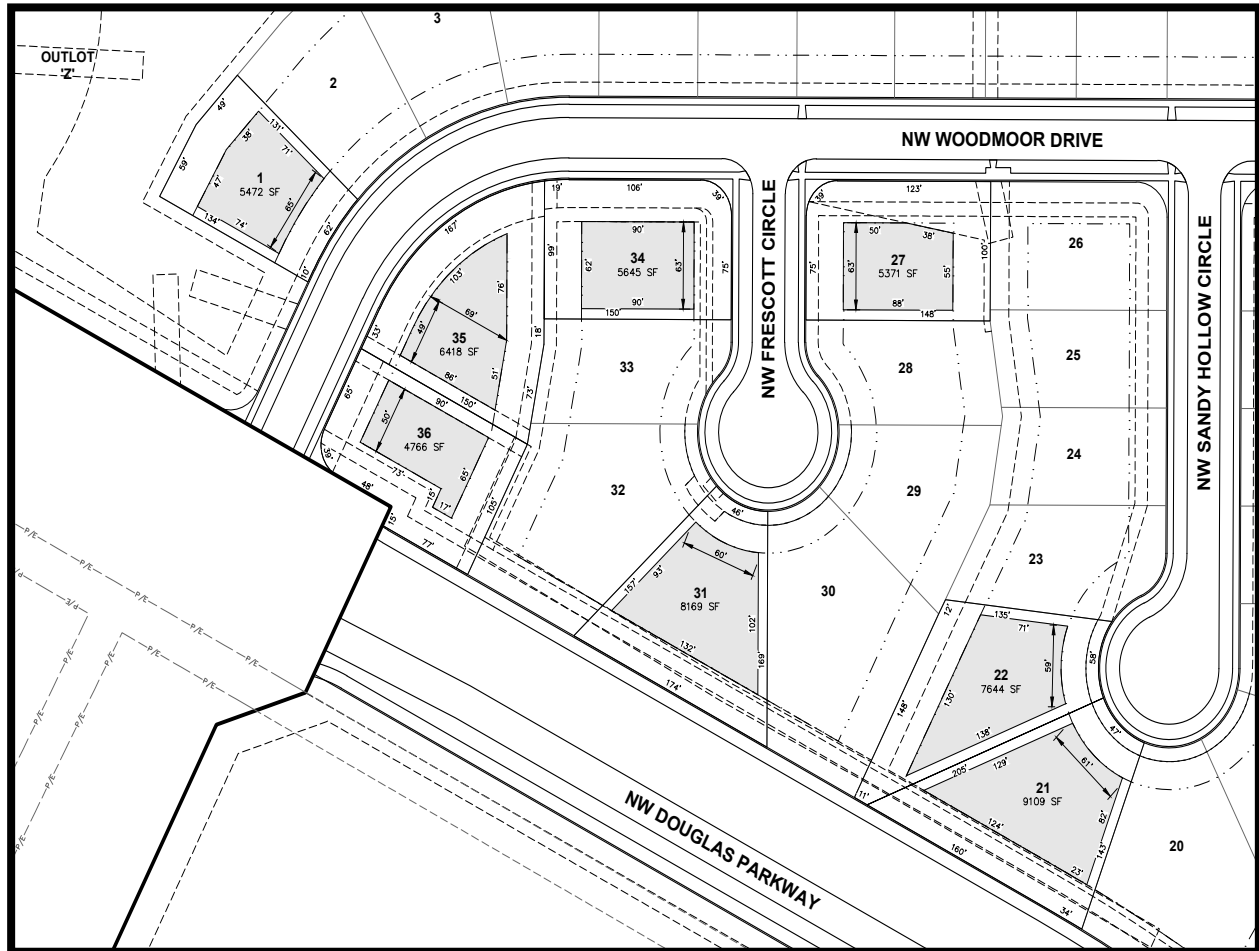
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Summary of Most Asked Building Questions

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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