

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. Hamilton Ridge has a variety of homesites to choose starting at .20 acres up to 1.57 acres. Several tree lined and cul-de-sac lots are still available. Call today to schedule a tour of Hamilton Ridge homesites and to see the builder spec homes under construction.

**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

180 - 1.62 mi (mm 117)

**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

**HOMESITES: \$94,900 to \$204,900**

 HAMILTON RIDGE

LOT	ADDRESS	PRICE	TYPE
1	HAMILTON ROAD	\$89,900	STD
12	HAMILTON ROAD	\$184,900	WO
13	HAMILTON ROAD	\$164,900	WO

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.

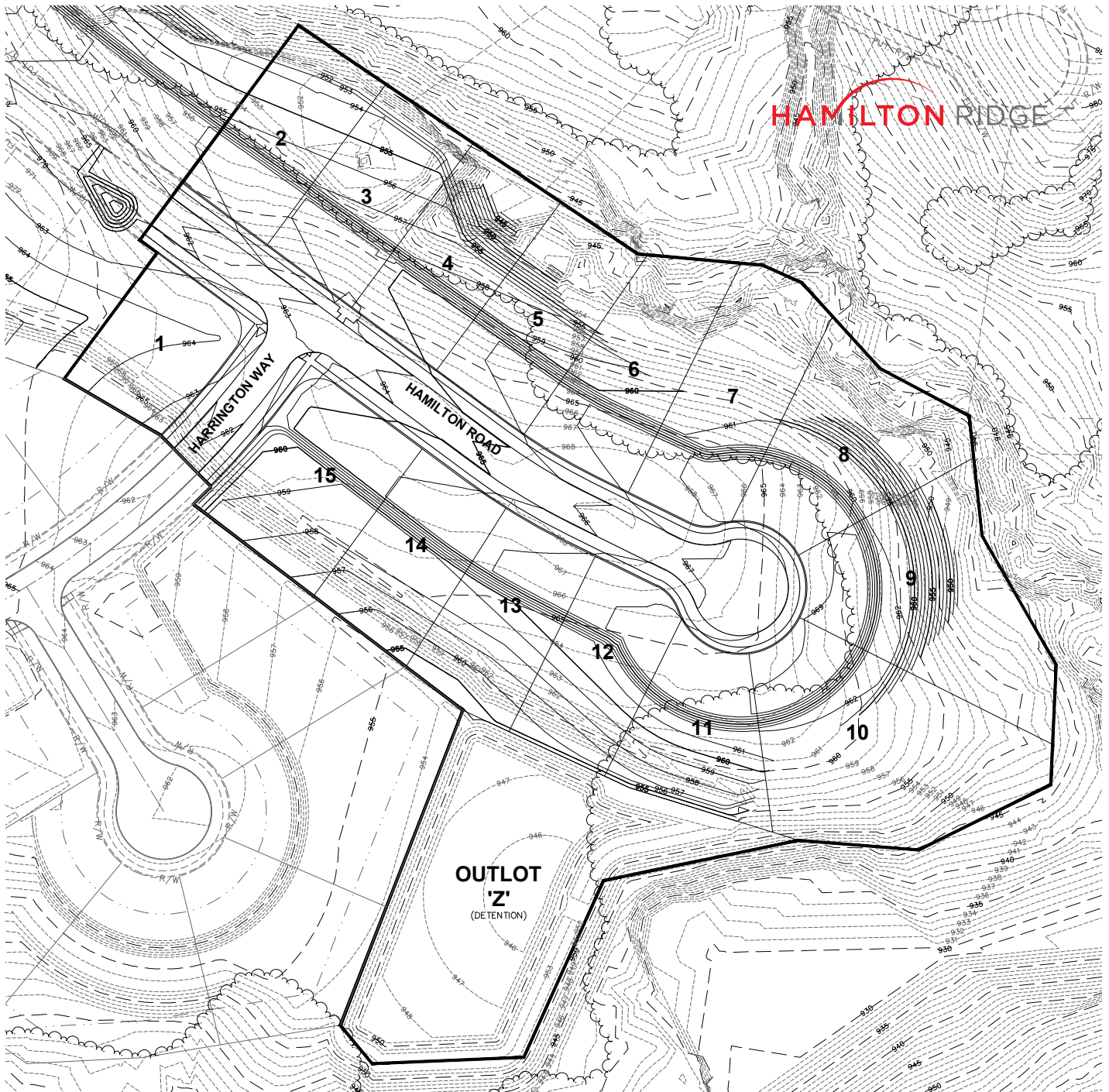
**HAMILTON RIDGE**

LOT NO.	ADDRESS	LOT (SF)	LOT WIDTH	BUILDABLE WIDTH *	FRONT SETBACK	SIDE SETBACK **	REAR SETBACK	BASEMENT	MOE	MGS
1	HAMILTON ROAD	12,025	99'	61'	30' ①	15' (7' MIN.)	30'	STD	--	--
2	HAMILTON ROAD	14,328	87'	72'	30'	15' (7' MIN.)	30'	WO	--	948.70
3	HAMILTON ROAD	14,658	87'	72'	30'	15' (7' MIN.)	30'	WO	--	947.76
4	HAMILTON ROAD	14,989	87'	72'	30'	15' (7' MIN.)	30'	WO	--	945.52
5	HAMILTON ROAD	15,287	89'	74'	30'	15' (7' MIN.)	30'	WO	--	945.52
6	HAMILTON ROAD	16,763	94'	79'	30'	15' (7' MIN.)	30'	WO	--	947.29
7	HAMILTON ROAD	18,706	87'	72'	30'	15' (7' MIN.)	30'	WO	--	942.36
8	HAMILTON ROAD	19,787	86'	71'	30'	15' (7' MIN.)	30'	WO	--	942.36
9	HAMILTON ROAD	26,046	90'	75'	30'	15' (7' MIN.)	30'	WO	--	942.54
10	HAMILTON ROAD	31,292	90'	75'	30'	15' (7' MIN.)	30'	WO	--	950.29
11	HAMILTON ROAD	14,228	85'	70'	30'	15' (7' MIN.)	30'	WO	953.00	--
12	HAMILTON ROAD	13,954	87'	72'	30'	15' (7' MIN.)	30'	WO	953.00	--
13	HAMILTON ROAD	14,900	87'	72'	30'	15' (7' MIN.)	30'	WO	955.00	--
14	HAMILTON ROAD	13,933	87'	72'	30'	15' (7' MIN.)	30'	WO	955.00	--
15	HAMILTON ROAD	17,640	114'	76'	30' ①	15' (7' MIN.)	30'	WO	--	958.49

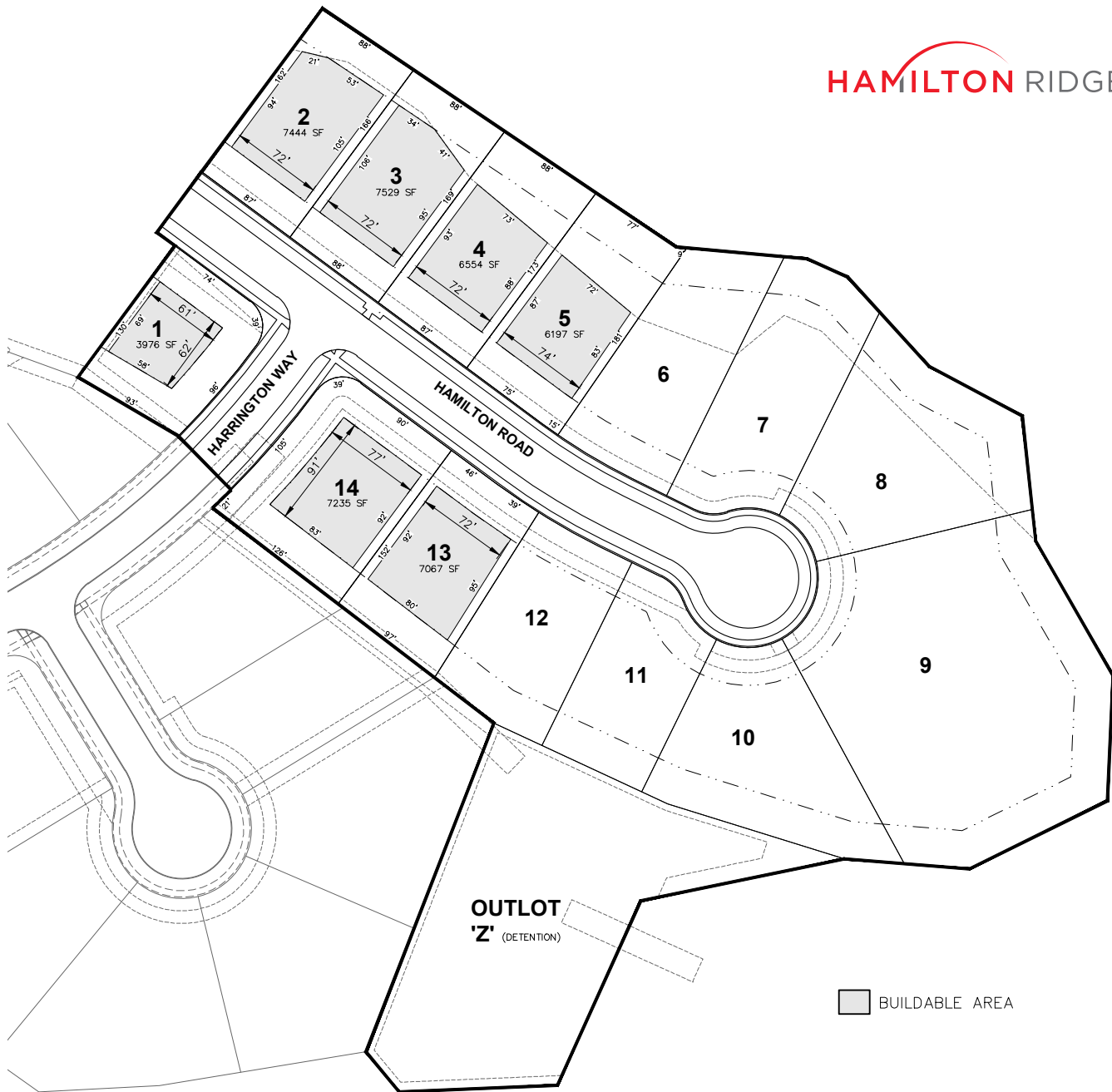
  

NOTE: ① FRONT YARD SETBACK APPLIES TO EACH SIDE OF CORNER LOT	STD	STANDARD LOT
* BUILDABLE WIDTH IS MEASURED FROM THE FRONT OF THE SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT	WO	WALKOUT LOT
	DL	DAYLIGHT LOT
** SIDE SETBACK APPLIES TO EACH SIDE OF THE LOT. 15' TOTAL FOR R-2 ZONING (MIN. 7' ON ONE SIDE)	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	GARAGE	FENCE
1 - 14	1,800 SF	1,500 SF	LP/ Hardie	25%	2 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**

