

CANOPY HILL

VILLAGE OF UNION GROVE



HIGHLIGHTED FEATURES

- Home & Lot Packages from the \$600s
- Lots ranging from 1/4-1/2 acre
- Fully improved lots with municipal water and sewer
- Neighborhood sidewalks & walking trail
- Easy access to Hwy 45
- Union Grove School District



ASK RYAN!

Online Sales Consultant
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Quality Built. Value Driven. Now 100% Employee Owned

Korndorfer Homes has been building quality and value since 1926. After three generations of family ownership, Korndorfer Homes is now 100% employee owned. With 23 innovative floor plans and three distinctive front elevations, you are sure to find a home that fits your lifestyle. Our architectural quality and detail along with exceptional customer service will provide you with an enjoyable building experience. We are committed to creating fine family homes designed to last a lifetime, and you will find our dedication reflected in each home we build.



CANOPY HILL

Located in the Village of Union Grove near the intersection of 58th Rd & S. Colony Avenue/Hwy 45, Canopy Hill offers peaceful country living, rustic beauty and small town charm with access to its neighboring larger cities. Canopy Hill offers fully improved lots with municipal water and sewer, neighborhood sidewalks, a 19-acre community walking trail, and outlots protected by a Conservation Easement Agreement.

Union Grove School District ranks in the upper 25% in the state of Wisconsin according to School Digger. The Union Grove Park System is home to many parks and open spaces. Many of the parks include picnic areas, shelters, trails, playgrounds, fishing ponds, dog parks, & soccer fields. With easy and close access to Hwy 45, I-94, Hwy 20, US 43 and Hwy 11, Union Grove offers residents a convenient commute to surrounding areas.

Area Amenities

- Racine County Fairgrounds
- Brighton Dale Links
- Ascension Medical Center
- Great Lakes Dragaway
- American Legion Dog Park
- McDonald's, Dairy Queen, Subway
- Mulberry's Pancakes & Cafe
- Piggly Wiggly, Grove Quick Mart
- Walvoord Farm Berries
- Union Grove Parks System
- Dollar General, True Value Hardware, Snap Fitness
- Modine-Benstead Observatory

Union Grove School District

- Union Grove Elementary-Middle School (1.6 mi)
- Union Grove High School (.4 mi)



Union Grove Rankings

Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

#10 in Best Places to Raise a Family in Racine County

B+ Overall Grade • Town in Wisconsin

Fully Improved ¼ Acre+ Lots



Protective Covenants

- **Ranch:** 1,650 SF minimum
- **Two story:** 2,100 SF minimum w/1,000 SF on the first floor

*This site plan is not intended as a legal description of the property. Actual dimensions, sizes and locations of features may vary. Illustrations and landscaping are artist's concept. Korndoerfer Homes reserves the right to make changes to improve the product.
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Design Studio, Brookfield

Canopy Hill, Union Grove



Directions: I-94 to Hwy 20. West to Spring Street. Left on Spring Street. Left on Hwy 45/S. Colony Ave. Right onto 5th Avenue into neighborhood (across from the Union Grove High School).



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