



Talbot's Woods

Dousman, WI

NEW NEIGHBORHOOD IN DOUSMAN ACCEPTING RESERVATIONS

HIGHLIGHTED FEATURES

- Home & Lot Packages from the \$650's
- Fully improved lots with municipal sewer and water
- Many lots with wooded views or back up to open space
- Some exposure lots with lookouts and walkouts
- Neighborhood sidewalks in some locations
- Adjacent to the Glacial Drumlin State Trail
- Minutes from I-94
- Kettle Moraine School District

Award-Winning Schools

#1 Best Charter High School in Wisconsin
High School of Health Sciences

#1 Best Christian High School in Wisconsin
St. John's Northwestern Academies

#2 Best Private K-12 School in Waukesha County
University Lake School

#4 Best Teachers in Waukesha County
Kettle Moraine School District

#12 Best Public Middle School in Waukesha County
Kettle Moraine Middle School

#10 Best High School for Athletes in Waukesha County
Kettle Moraine High School

Source: Niche.com

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About Talbot's Woods

Talbot's Woods is a beautiful neighborhood bordered by mature trees in Dousman, WI. Many homesites offer walkout or lookout exposures, wooded views or back up to open space.

Nestled near the corner of Hwy 18 & Hwy 67 and just minutes from I-94, Talbot's Woods is a prime location which gives you the option to head any direction for a weekend getaway or an easy commute to work.

Adjacent to the Glacial Drumlin State Trail and near the Kettle Moraine State Forest and the many lakes that make up Lake Country, Talbot's Woods is in an excellent location for recreation.

Dousman is known for its annual July festival, Derby Days. Derby Days features the Wisconsin State Frog Jump, live music, games, carnival rides, a parade, and more. On Wednesdays from May to October, browse the Dousman Farmer's Market for home-grown and handmade items.

Dousman Beer Gardens is another great summer/early fall community event.

Five miles to the north, you'll find plenty of shopping, restaurants, and medical services including two hospitals in nearby Summit and Oconomowoc. Don't forget Downtown Oconomowoc which boasts a storied history and is home to many cute shops, restaurants, and annual events.

Talbot's Woods is in the highly ranked Kettle Moraine School District. Dousman Elementary and Kettle Moraine Middle Schools are just two miles away. Kettle Moraine High School is an easy 10-minute drive east on Hwy 18. There are also private schools in the area.

With excellent recreation, school systems, shopping areas, medical services, and community events, Dousman is a great place to live!

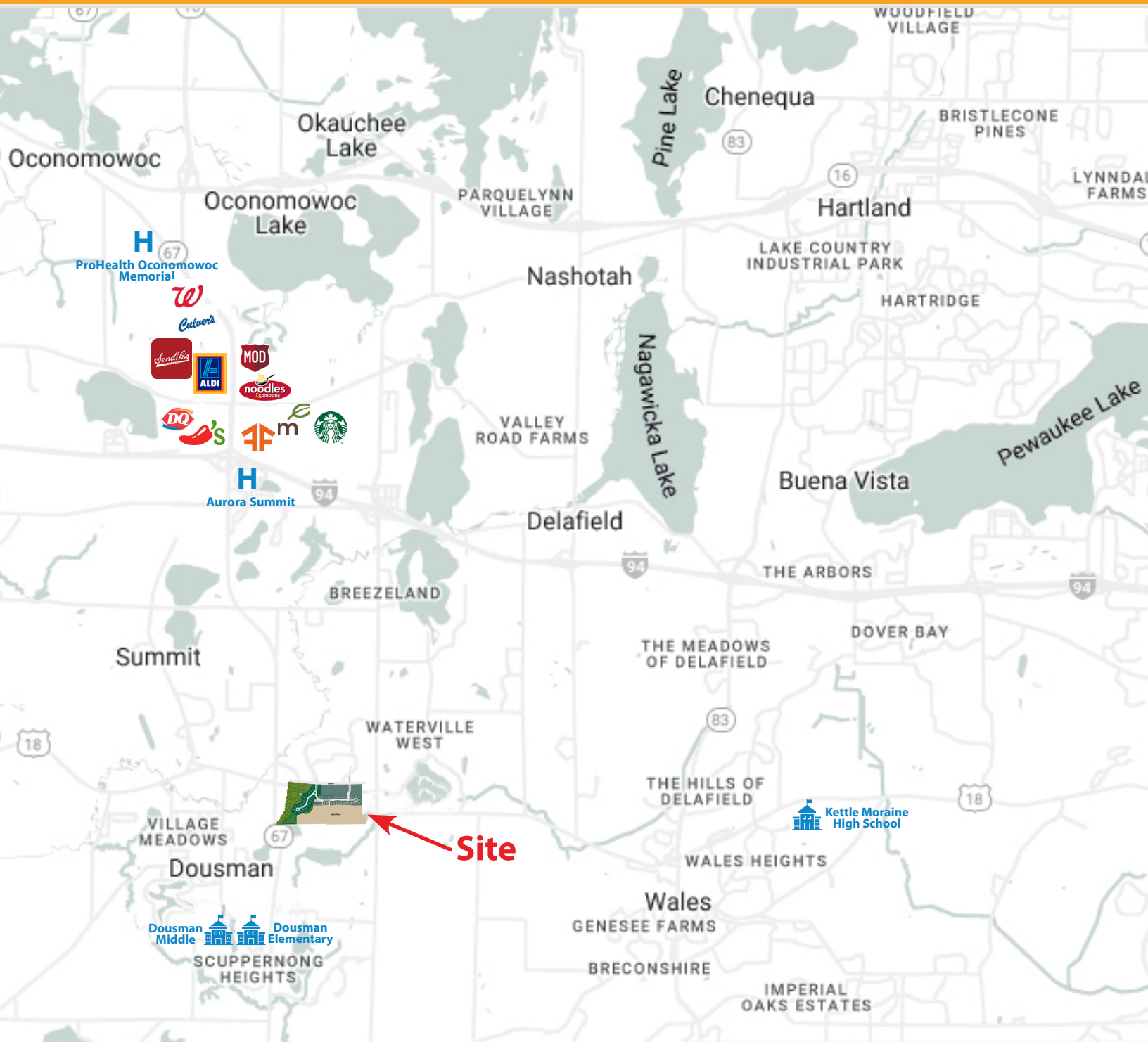




Protective Covenants Highlights

- **Lots 1-6 and 35-58:**
Ranch: 1,850 SF min
Multi story: 2,200 SF min
- **Lots 18-26:**
Ranch: 1,650 SF min
Multi story: 2,000 SF min
- **Lots 7-17 and 27-34:**
Ranch: 1,450 SF min
Multi story: 1,650 SF min
- Exterior walls and attached garage siding shall be made of natural materials such as engineered wood and composite or cement board material
- Fibercement corner boards required on front elevation
- Exterior masonry required

Talbot's Woods, Dousman, WI



Directions: I-94 exit Hwy 67. South on Hwy 67. Left on Hwy 18. Right on W Talbot's Woods Drive into neighborhood.



ASK RYAN!

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