

# Canopy Hill

## Village of Union Grove

**\$3,000 LOT DISCOUNT ON THE NEXT 5 LOTS IN PHASE 2\***

### PHASE 2

LOT	LOT SIZE SF	PRICE	STATUS	EXPOSURE	LOT	LOT SIZE SF	PRICE	STATUS	EXPOSURE
2 (Phase 1)	14,877	<b>Weston Model Home</b>	Available	4' Rear	97	16,320	<b>Waterford RKBA Parade Model</b>	Not for sale Temporarily Closed	No Exposure
35 (Phase 1)	15,372	\$99,900	Available	8' Rear	98	17,101	\$129,900	Available	No Exposure
63	17,999	\$113,900	Available	No Exposure	111	15,586	\$139,900	Available	No Exposure
67	16,275	<b>Future Geneva RKBA Model</b>	Not for sale	Lookout	112	18,141	\$137,900	Available	No Exposure
85	14,455	\$123,900	Available	No Exposure	113	18,600	<b>Future Norwood Ready Home</b>	Available	No Exposure
92	14,147	\$123,900	Available	No Exposure	115	15,524	\$133,900	Available	No Exposure
95	14,151	\$123,900	Available	No Exposure					

### PHASE 3 - AVAILABLE TO BUILD SUMMER 2026

68	15,610	\$137,900	Available	No Exposure	141	18,516	\$113,900	Available	No Exposure
70	14,760	\$137,900	Available	No Exposure	143	23,623	\$144,900	Available	No Exposure
74	14,760	\$137,900	Available	No Exposure	145	36,809	\$164,900	Available	No Exposure
122	16,998	\$127,900	Available	No Exposure	148	15,624	\$137,900	Available	No Exposure
127	17,001	\$127,900	Available	No Exposure	153	15,624	\$137,900	Available	No Exposure
128	17,001	\$127,900	Available	No Exposure	155	15,624	\$137,900	Available	No Exposure
131	16,154	\$113,900	Available	No Exposure	159	18,000	<b>Future Danbury Ready Home</b>	Available	No Exposure
134	15,034	\$144,900	Available	No Exposure	161	18,000	\$137,900	Available	No Exposure
137	15,770	\$144,900	<b>Under Contract</b>	No Exposure	163	19,026	\$113,900	Available	No Exposure

Lot sizes are approximate and should be verified with the recorded final plat. Prices subject to change at any time.

\*Offer is available for a limited time and applies only to specified vacant lots in select communities. Offer is not valid on models, ready homes, or prior lot sales. Offers, prices, terms, and availability are subject to change or withdrawal without notice.

Map on Other Side →



**ASK RYAN!**

Online Sales Consultant

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## Village of Union Grove



### Neighborhood Highlights

- Home & Lot Packages from the \$600's
- Fully improved lots with municipal water and sewer
- Neighborhood sidewalks & walking trail
- Easy access to Hwy 45
- Union Grove School District
- Less than 5-minute drive to shopping, restaurants, and medical services

### Covenants

- **Ranch:** 1,650 SF minimum
- **Multi-Story:** 2,100 SF minimum with 1,000 SF on the first floor
- 15% masonry on front elevation
- Refer to the copy of the protective covenants on our website for specifics on the building and neighborhood restrictions