

# Fox River Falls

## Village of Menomonee Falls

| PHASE 2 |             |           |           |                  |     |             |                                       |                       |             |
|---------|-------------|-----------|-----------|------------------|-----|-------------|---------------------------------------|-----------------------|-------------|
| LOT     | LOT SIZE SF | PRICE     | STATUS    | EXPOSURE         | LOT | LOT SIZE SF | PRICE                                 | STATUS                | EXPOSURE    |
| 78      | 13,161      | \$156,900 | Available | No Exposure      | 84  | 12,097      | <b>Waterford Ready Home \$839,900</b> | Available             | Walkout     |
| PHASE 3 |             |           |           |                  |     |             |                                       |                       |             |
| 92      | 17,092      | \$168,900 | Available | Walkout          | 102 | 13,579      | \$169,900                             | Available             | No Exposure |
| PHASE 4 |             |           |           |                  |     |             |                                       |                       |             |
| 114     | 15,446      | \$174,900 | Available | Lookout - Corner | 120 | 15,868      | \$219,900                             | Available             | Lookout     |
| 116     | 17,386      | \$219,900 | Available | Lookout          | 122 | 16,222      | \$229,900                             | <b>Under Contract</b> | Walkout     |
| 118     | 16,409      | \$229,900 | Available | Lookout          | 126 | 15,006      | \$209,900                             | Available             | Lookout     |

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

### Neighborhood Highlights

- Home & Lot Packages from the \$700's
- Fully improved lots with municipal water and sewer
- Expansive views and open space areas
- Many lots with lookout or walkout exposures
- Neighborhood sidewalks and future walking trails
- Easy access to I-41/45

- Less than 5-minute drive to shopping, restaurants, and medical services
- Hamilton School District

### Covenants

- **Ranch:** 1,800 SF minimum
- **Two story:** 2,100 SF minimum
- Refer to the copy of the protective covenants on our website for specifics on the building and neighborhood restrictions

Map on Other Side →



### ASK RYAN!

Online Sales Consultant

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MBA BUILDER OF THE YEAR

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