

# THE VILLAS AT WELSHIRE FARM

Delafield, Wisconsin



HARBOR  
HOMES

**WELCOME TO WELSHIRE FARM.** Nestled in the heart of Lake Country, Delafield offers a rare blend of natural beauty, charm, and convenience. Surrounded by pristine lakes, scenic trails, and lush parks, it's a city designed for those who love the outdoors. Downtown exudes character—featuring boutique shops, local restaurants, and cultural attractions that bring the community together. With highly rated schools, safe neighborhoods, and vibrant events throughout the year, Delafield is a place where residents feel connected and at home. Conveniently located just 30 minutes from Milwaukee and an hour from Madison, it offers the perfect balance of small-town serenity and easy access to big-city amenities.



## DIRECTIONS

**From Milwaukee:** Take I-94W. Exit at County Rd SS N toward Pewaukee. Continue on Golf Road heading west. The entrance to the community will be on your right at Welshire Farm Boulevard.

## HIGHWAYS

- 3 minutes from I-94
- 5 minutes from State Highway 83 (WI-83)
- 5 minutes from State Highway 18 (WI-18)

## AIRPORTS

- 30 minutes from General Mitchell International Airport

## SCHOOLS

- Cushing Elementary School
- Kettle Moraine Middle School
- Kettle Moraine High School

## SHOPPING & DINING

- 9 minutes from Downtown Delafield
- 4 minutes from Shoppes at Nagawaukee

## LANDMARKS & ENTERTAINMENT

- Western Lakes Golf Course
- Kettle Moraine State Forest - Lapham Peak
- Delafield sports commons and skate park

## HOSPITALS & MEDICAL

- 15 minutes from Waukesha Memorial Hospital
- 5 minutes from ProHealth Urgent Care Delafield

# THE VILLAS AT WELSHIRE FARM

Delafield, Wisconsin



HARBOR  
HOMES

Lot	Lot Size	Exposure	Lot Price	Availability
11	11,917	4' Rear Corner LO	\$134,900	Available
16	11,440	4' Rear LO	\$134,900	Available
17	11,692	4' Rear LO	Reserved	Reserved
18	10,199	4' Rear LO	\$143,900	Available
19	10,029	None	\$141,900	Available
21	10,324	None	Reserved	Reserved
23	11,393	None	SOLD	SOLD
26	10,050	None	SOLD	SOLD
27	10,050	None	Ready Home	Ready Home
28	10,050	None	\$128,900	Available
29	10,050	None	SOLD	SOLD
30	10,956	None	SOLD	SOLD
31	11,366	None	SOLD	SOLD
32	12,069	None	SOLD	SOLD
33	11,751	None	SOLD	SOLD
34	10,050	4' Rear LO	SOLD	SOLD
35	10,050	4' Rear LO	Ready Home	Ready Home
36	10,050	4' Rear LO	SOLD	SOLD
37	10,050	4' Rear LO	SOLD	SOLD
38	10,568	4' Rear LO	SOLD	SOLD
39	10,928	4' Rear LO	SOLD	SOLD
40	10,167	4' Rear LO	\$159,900	Available
41	10,200	4' Rear LO	Reserved	Reserved
42	11,210	4' Rear LO	SOLD	SOLD
43	10,866	4' Rear LO	\$152,900	Available
44	10,145	4' Rear LO	SOLD	SOLD
45	11,210	4' Left Side LO	\$145,900	Available



## NEIGHBORHOOD INFORMATION & AMENITIES

- 1,500 sqft = Minimum square footage for a single-story
- 1,800 sqft = Minimum square footage for a two-story
- Protective covenants
- Private Well & Municipal Sewer
- Turnkey home and land pricing available
- Ready Homes and customer builds available
- Community amenities includes: pool and pool house, pickleball courts, playground, nature trails, and paved walking paths.

## NEW HOME SALES ADVISOR



**CINDY WEGNER**  
CUSTOMER BUILDS & READY

262-232-8520  
info@harborhomeswi.com

