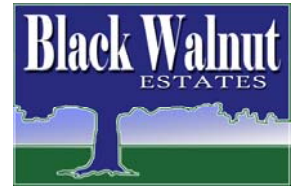


Black Walnut
ESTATES



Neumann Companies, Inc. • N16 W24132 Prairie Court, Suite 220 • Waukesha, WI 53188
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Presented By

Matt Neumann

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Walnut Estates is the ideal location between Madison and Milwaukee with easy access to I-94 from Hwy 26 in Johnson Creek. This quiet, secluded location is wrapped in mature trees and a walking trail. Enjoy the convenience of the Johnson Creek Outlot Mall.

Black Walnut Estates

Price Range: \$49,900 - \$69,900

Lot Size: 10,151 - 20,113 sq. ft.

Location

Milwaukee Area 50 miles
 Madison Area 40 minutes
 I-94 .5 miles

From I-94: Exit Hwy 26, north to River Dr., west to Black Walnut Pass, north into neighborhood.



Bring Your Own Builder!!!

(or use our preferred builder - Loos Homes)

Community Information

Municipality Village of Johnson Creek
<http://www.johnsoncreek.govoffice2.com/>

County Jefferson
www.co.jefferson.wi.us

School District Johnson Creek School District
www.johnsoncreek.k12.wi.us

High School Johnson Creek High School
 Middle School Johnson Creek Middle School
 Elementary School Johnson Creek Elementary School

Community Features

Sewer City
 Water City
 Paved Road Yes
 Curb & Gutter Yes
 Sidewalk Yes
 Electric Power WE Energies
 Natural Gas WE Energies
 Telephone Line TDS Telecom or Charter Commun.
 Cable Charter Communications

Home Information

Minimum Home Sizes (Square Feet)

Single Story 1,400 Sq. Ft. Minimum
 Two Story 1,800 Sq. Ft. Minimum

HOA Fee (annual) \$100
Mailbox Fee \$150
Storm Water Management \$400 one time fee

Exterior Restrictions:

5/12 Minimum Roof Pitch
 Exterior: Vinyl, aluminum. Brick. Cedar, or stone
 Garages: Minimum 2-car attached

Trees: Each homeowner to install 2 trees

This information is not guaranteed and is subject to verification by buyer.

A copy of the final plat and deed restrictions are available upon request.

Prices may change at any time without notice.