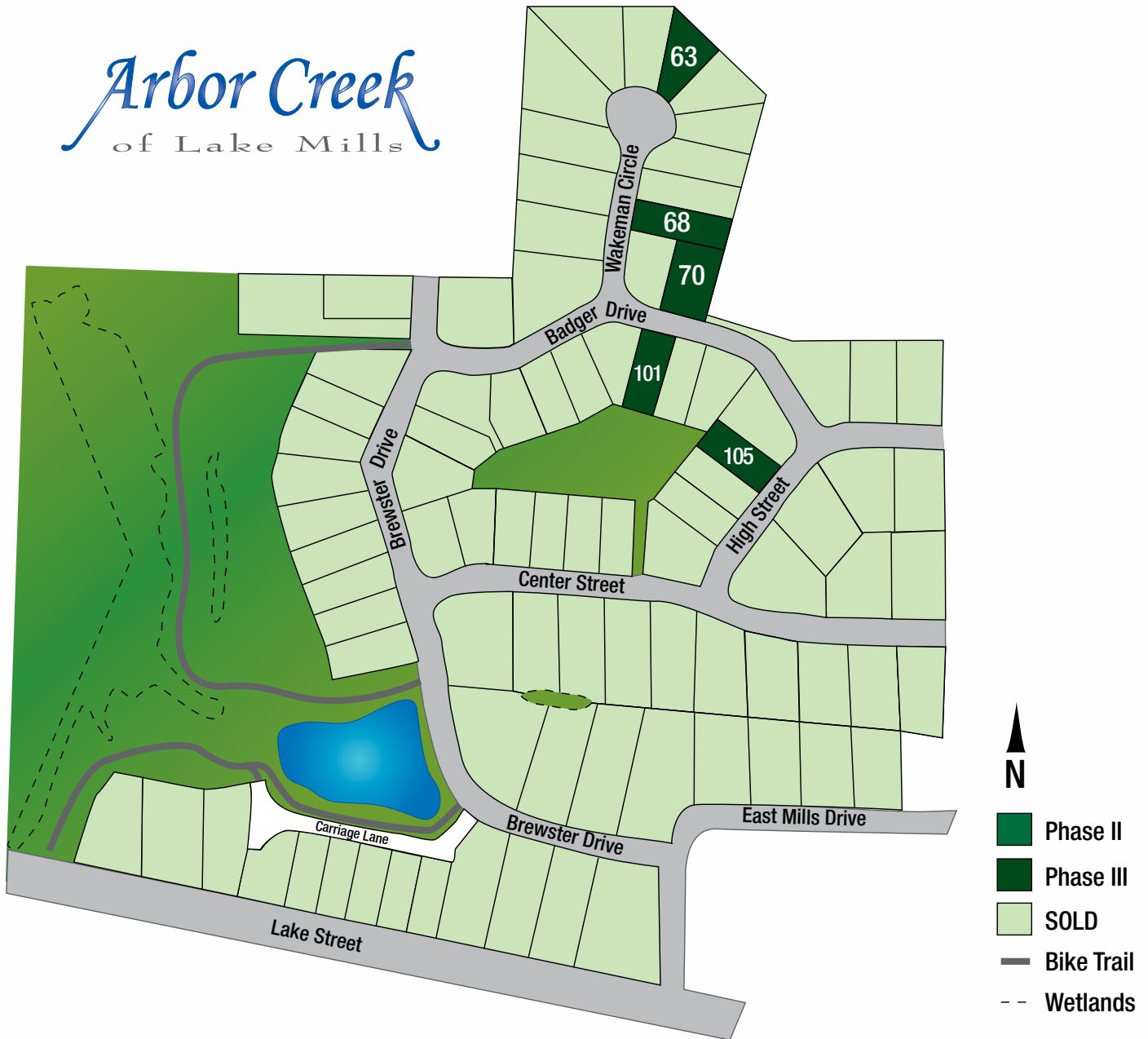



Arbor Creek
of Lake Mills



Presented By

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Arbor Creek offers convenience and amenities of city living with a secluded, country setting. Buyers will enjoy a one mile walking trails and homesites bordering conservancy and woods.

Arbor Creek	
Price Range: \$58,900 - \$72,900	Lot Size: 8,000 - 14,065 sq. ft.
Location	Community Information
<p>Milwaukee Area 45 minutes Madison Area 30 minutes I-94 1.5 miles</p> <p>From I-94: Exit Hwy 89. South to Hwy V (first stop light), east to Brewster Dr., south to model home at 201 Brewster Drive.</p> 	<p>Municipality City of Lake Mills www.ci.lake-mills.wi.us</p> <p>County Jefferson www.co.jefferson.wi.us</p> <p>School District Lake Mills www.lakemills.k12.wi.us</p> <p>High School Lake Mills High School Middle School Lake Mills Middle School Elementary School Prospect Elementary</p>
	Community Features
	<p>Sewer City Water City Paved Road Yes Curb & Gutter Yes Sidewalk Yes Electric Power Lake Mills Light & Water Natural Gas WE Energies Telephone Line Verizon or Charter Cable Charter</p>
Home Information	
<p>Minimum Home Sizes (Square Feet)</p> <p>Estate Lots (33-35, 43, 53-60, 71-92)</p> <p>Single Story 1,500 Sq. Ft. Minimum Two Story 1,600 Sq. Ft. Minimum</p> <p>Village Lots (44-52, 61-70, 93-113)</p> <p>Single Story 1,100 Sq. Ft. Minimum Two Story 1,300 Sq. Ft. Minimum</p> <p>Cottage Lots (36-42)</p> <p>Single Story 800 Sq. Ft. Minimum Two Story 1,000 Sq. Ft. Minimum</p>	<p>Exterior Restrictions:</p> <p>5/12 Minimum Roof Pitch</p> <p>Garage: Max width exposed on front elevation is no greater than 50% of building width and not to project more than the face of home or porch.</p> <p>Window wrap/shutters and window grids on front & primary elevations facing/visible from public space.</p> <p>HOA Fee (annual) % of lot size Mailbox Fee \$310</p>
<p>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.</p>	

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<u>Lot</u>	<u>Size (sq. ft.)</u>	<u>Features</u>	<u>List Price</u>
63	8,633	Cul-de-sac Park	\$49,900.00
68	9,020	Cul-de-sac Park	\$49,900.00
70	8,385	Park	\$49,900.00
101	8,000	Community Green	\$46,900.00
105	8,016	Community Green	\$46,900.00