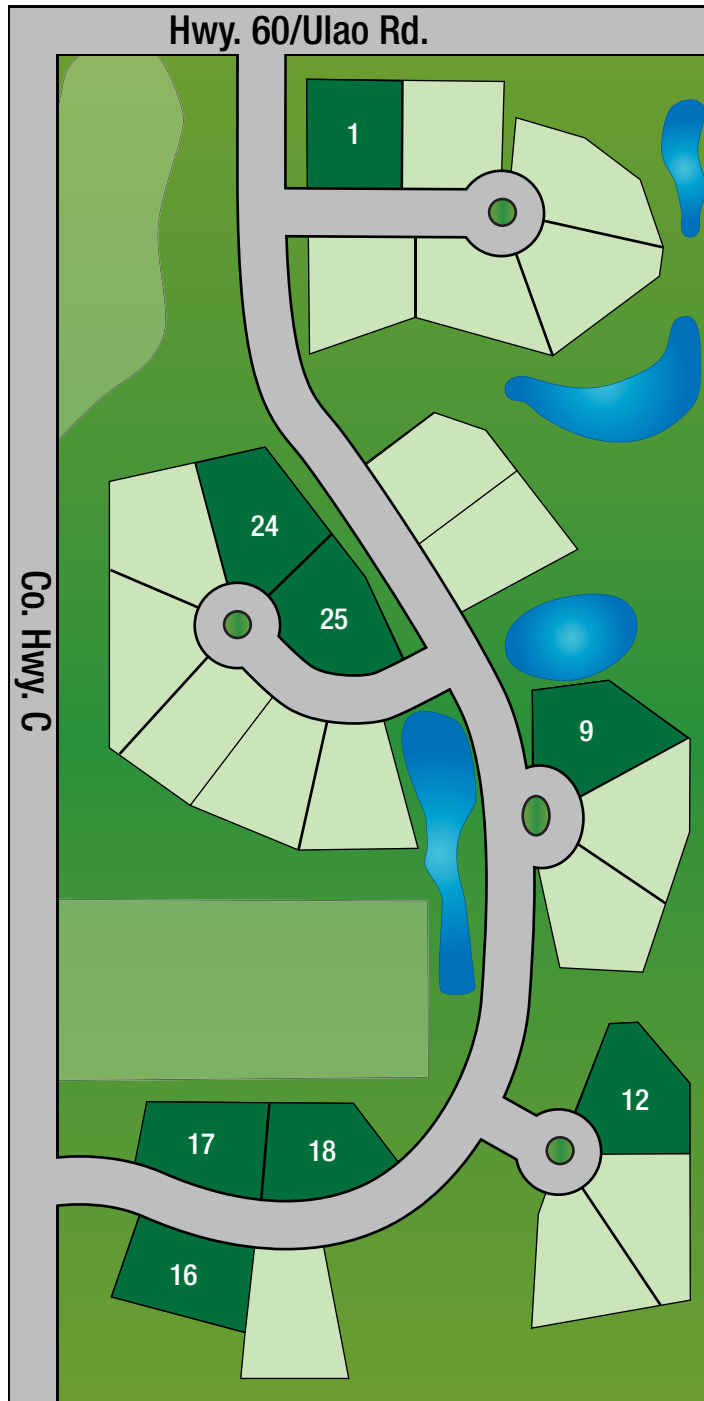


# Waterstone



Available SOLD

Neumann Companies, Inc. • N16 W24132 Prairie Court, Suite 220 • Waukesha, WI 53188  
Phone: 262-542-9200 • Fax: 262-542-9780 • [NeumannCompanies.com](http://NeumannCompanies.com)

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**Presented By**

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Waterstone is designed for easy country living in Grafton. Expansive views of the countryside including horse farms, woods and water features. Minutes from great shopping, Auroa Hospital and numerous dining options.

# Waterstone

Price Range: \$109,900 - \$119,900 one acre lot sizes

| Location | Community Information |
|----------|-----------------------|
|----------|-----------------------|

|  |  |
|--|--|
| <p>Milwaukee Area <span style="float: right;">10 minutes</span></p> <p><b>Directions:</b><br/>         To reach Waterstone, take I-43 to the Hwy 60 exit and proceed east to the site. The subdivision is located at the southeast corner of Hwy 60 (Ulao Road) and Hwy C.</p> | <p>Municipality <span style="float: right;">Town of Grafton</span></p> <p>County <span style="float: right;">Ozaukee<br/><a href="http://www.co.ozaukee.wi.us/">www.co.ozaukee.wi.us/</a></span></p> <p>School District <span style="float: right;">Grafton<br/><a href="http://www.grafton.k12.wi.us">www.grafton.k12.wi.us</a></span></p> <p>High School <span style="float: right;">Grafton High School</span></p> <p>Middle School <span style="float: right;">John Long Middle School</span></p> <p>Elementary School <span style="float: right;">Grafton Elementary</span></p> |
|--|--|



**Bring Your Own Builder!!!**  
*(or use our preferred builder - Tim O'Brien Homes)*

### Community Features

|                |                       |
|----------------|-----------------------|
| Sewer          | Septic                |
| Water          | Well                  |
| Paved Road     | Yes                   |
| Curb & Gutter  | No                    |
| Sidewalk       | No                    |
| Electric Power | available/underground |
| Natural Gas    | available/underground |
| Telephone Line | available/underground |
| Cable          | available/underground |

### Home Information

|   |   |
|---|---|
| <p><b>Minimum Home Sizes</b> (Square Feet)</p> <p>Single Story <span style="float: right;">2,000 Sq. Ft. Minimum</span></p> <p>Two Story <span style="float: right;">2,200 Sq. Ft. Minimum</span></p> <p>HOA Fee (initial) <span style="float: right;">\$792</span></p> <p><b>Mailbox/Lampost</b> <span style="float: right;">required : to be purchased at closing from developer</span></p> | <p><b>Exterior Restrictions:</b></p> <p>Architectural Review/Protective Covenants and all natural building materials. 4” corner board and trim needed on all windows, doors and vents. When shutters and or window grids are used they must be used on all sides and rear of the home. Each home is to have a minimum roof pitch of 8/12 and 30 year dimensional shingle.</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.



| <b>Lot #</b> | <b>Size (sf)</b> | <b>Exposure</b> | <b>List Price</b> |
|--------------|------------------|-----------------|-------------------|
| 1            | 43,560           | none            | 89,900            |
| 16           | 44,066           | 9' Rear         | 89,900            |
| 17           | 43,945           | 5' Rear         | 89,900            |
| 18           | 44,001           | 9' Side         | 94,900            |
| 24           | 47,234           | 8' Rear         | 99,900            |
| 25           | 47,836           | 5' Rear         | 99,900            |