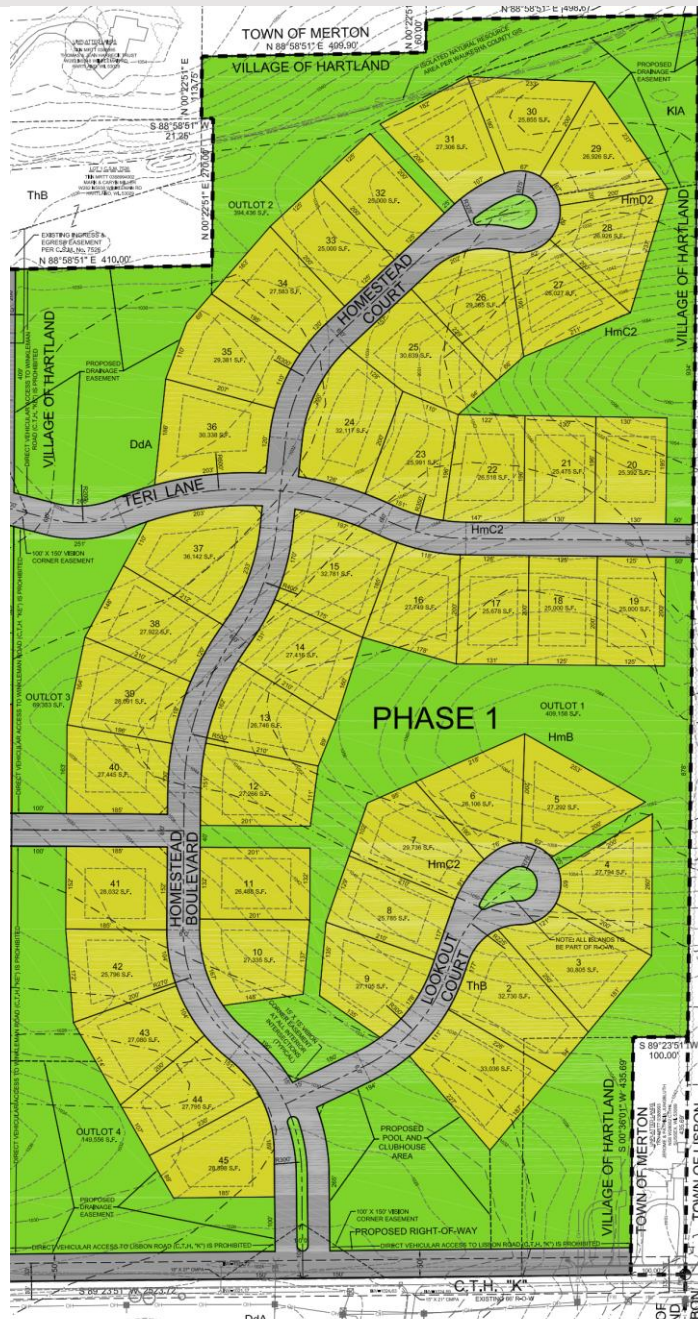




SUBDIVISION MAP & HOMESITES

Are you hoping to have open spaces and a view to boot? Make Sandhill your home and you'll have it all without all the hassles of maintenance. Enjoy your homesite and our *"less is more"* concept—less land to maintain and more land to play on. Our common area amenities are maintained by the homeowners association so you can play more golf, run more or ride your bike longer.



Lot sizes and dimensions subject to change without notice.

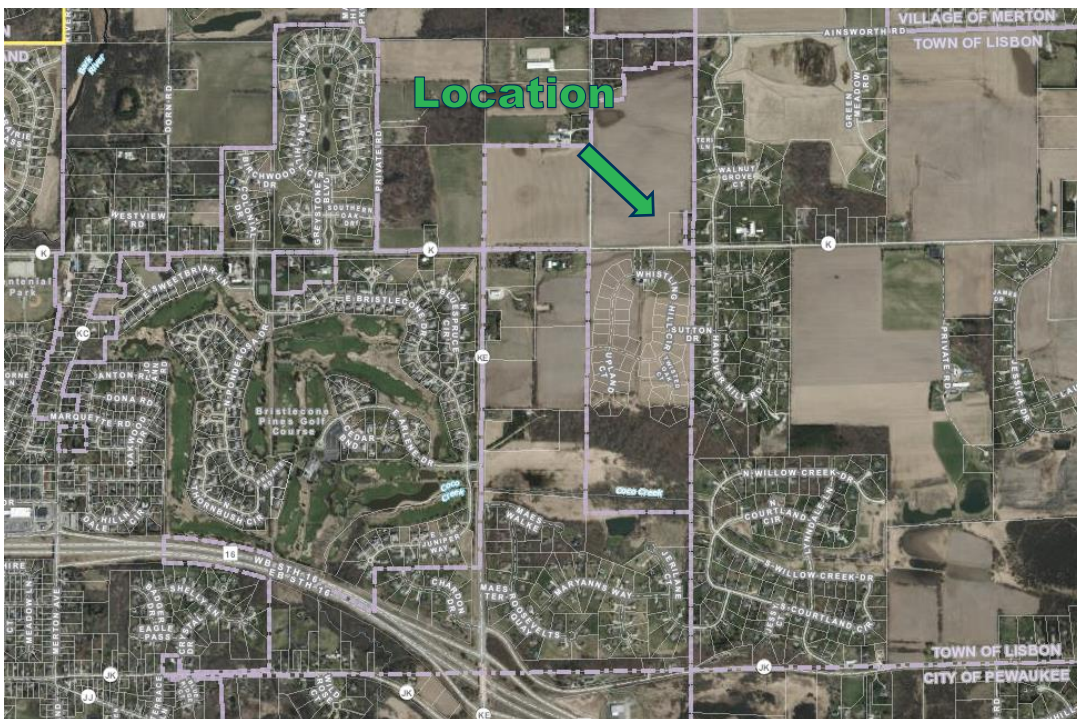


COMING SOON!

Sandhill will complement its twin-Windrush to the south with similar amenities—generous open spaces along with paved recreation trails. Homes will have similar requirements to Windrush. Contact us now to add your name to our wait list.

We have yet to establish Sandhill lot prices.

Please contact Siepmann Realty Corp. for updates.



FOR MORE INFORMATION ABOUT AVAILABLE SANDHILL HOMESITES,
VISIT SIEPMANNREALTY.COM



Sandhill is in the early stages of the approval process. Please contact us to get on our wait list.

LOT INFORMATION

LOCATION	Village of Hartland
YEAR DEVELOPED	TBD
NUMBER OF HOMESITES	45
OPEN SPACE IN ACRES	18.4
% OF TOTAL OPEN SPACE AREA	29%
GROSS DENSITY	1.38 Acres
TOTAL ACREAGE	62.3
AVERAGE LOT SIZE	0.6 Acres
MUNICIPAL SEWER	Yes
MUNICIPAL WATER	Yes

HOME SPECIFICATIONS

APPROXIMATE HOUSE & LOT PACKAGE COST	\$600,000-\$800,000+
LOT PRICES	\$200,000-\$225,000
MINIMUM SIZE – 1 STORY	2,300 Sq. Ft.
MINIMUM SIZE – 2 STORY	2,300 Sq. Ft.
SIDING MATERIALS	Natural or Hardiplank
ROOF MATERIALS	Cedar/Dimensional-Weatherwood
MIN ROOF PITCH – 1 STORY	10/12
MIN ROOF PITCH – 2 STORY	8/12
MASONRY CHIMNEY & EXPOSED FOUNDATION	No
SETBACKS (FRONT/SIDES/REAR)	40’/20’/35’
GARAGE ENTRY	Side, Front, or Canted
MAILBOX & POST LAMP REQUIRED	Yes
SCHOOL DISTRICT	Merton/Arrowhead

For a complete list of Architectural Guidelines and Deed Restrictions please see our website.



**EXCEPTIONAL
PROPERTIES.
NATURAL
SURROUNDINGS.**

**ARTFUL ENTRIES. PRAIRIE FLOWERS.
WELL-CARED FOR CONSERVATION SPACES.**

Embracing the natural landscape makes for a beautiful place to build a home. Surround your new home with all the offerings of Lake Country and Southeast Wisconsin.

As you look for a lot for your new home, it is important to explore all your options. More than the school district or proximity to amenities, we encourage you to evaluate what makes the neighborhood you choose truly unique. As the developer behind the most innovative properties and iconic neighborhoods in the area, we're proud to build places where neighbors become friends and friends become family. We know that no two communities are the same, yet the principles and commitment to quality should remain unchanged. Four concepts guide our land development process, and should guide your homesite selection as well:

- 1) Community, not subdivision approach that feels like home
- 2) Conservation development that cares for and protects our natural resources
- 3) Architectural foresight that embraces the best in design and ensures property value
- 4) Brokerage expertise to maximize the outcome for your property

THE SIEPMANN REALTY DIFFERENCE



“Siepmann has created greener neighborhoods where residents can enjoy trails, woodlands, meadows, ponds, and more. These park-like settings mature beautifully and create great places to live for many future generations to come.”

*- Randall Arendt,
Conservation Planner*

BUILDING COMMUNITIES

Crackling from the fire pit. Laughter from the pool. Wind whispering through the trees. Siepmann communities sound just like home. Each community has been designed to draw out the best in life....no matter what that means to you.

EMBRACING CONSERVATION DEVELOPMENT

Rolling hills. Tree lined lots. Artistic design. We utilize a conservation approach that embraces the natural features of the land - terrain, water, historic farms, and more. You don't need to own 20 acres to feel like you live in the country...less to maintain, more to enjoy.

GUIDING ARCHITECTURAL VALUE

Resale value. Longevity. Timeless design. That's why we believe in architectural foresight. The guidelines set for Siepmann communities ensure your home's value and the appreciation of surrounding home designs, grow for years to come.

PROVIDING LAND BROKERAGE EXPERTISE

Do you have a property you would like to develop? Would you like to sell your property? We bring experience beyond the typical real estate broker - a specialization in land, consultation, sales, and marketing.

OUR RECENT DEVELOPMENTS

For more information on current homesite availability, pricing, and architectural foresight guidelines, please visit our website. Current developments include:

- Windrush
- Brightwater
- Summerhill West
- Trestle Creek
- Sivyer Avenue
- Sandhill (Coming Soon)
- Dry Creek (Coming Soon)
- Arrowood (Coming Soon)
- Monarch (Coming Soon)

Did you know that you can enjoy all of the community amenities and benefits throughout the construction of your new home?

CONTACT US TO FIND A NEW HOMESITE TODAY AND START RELAXING TOMORROW.

