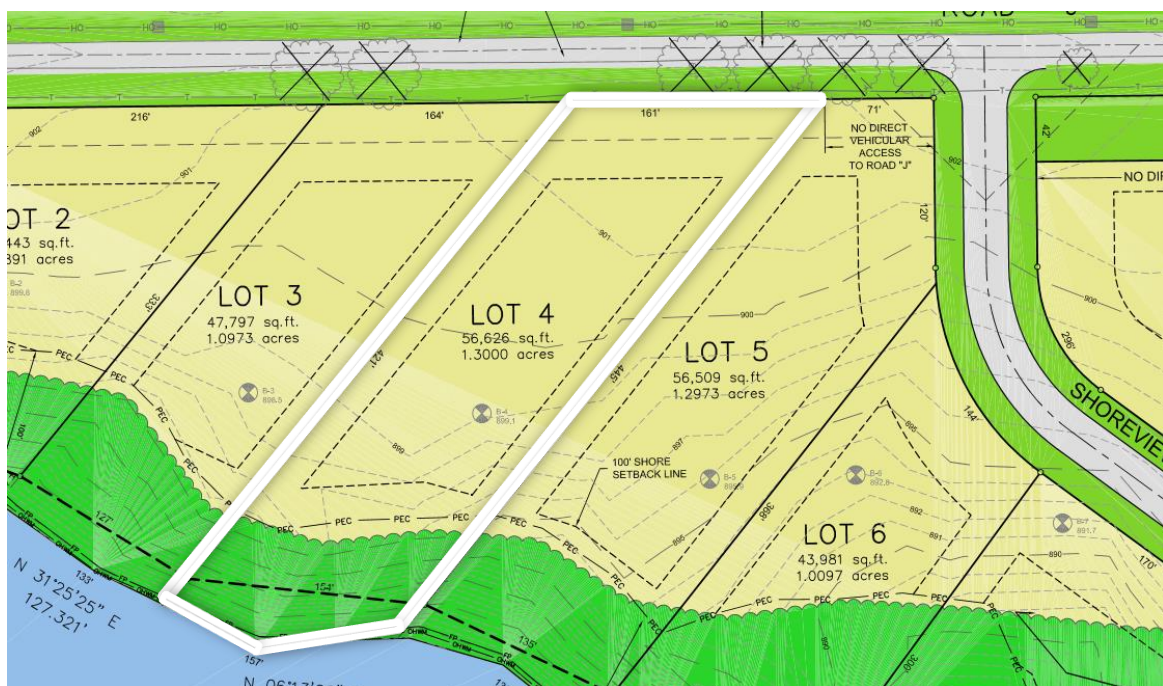




SUBDIVISION MAP & HOMESITE

Imagine the beautiful sunrise each day as you gaze over the shimmering water of the bay below. This quiet setting offers a diversion from the lake activities while allowing for views across the entire lake.



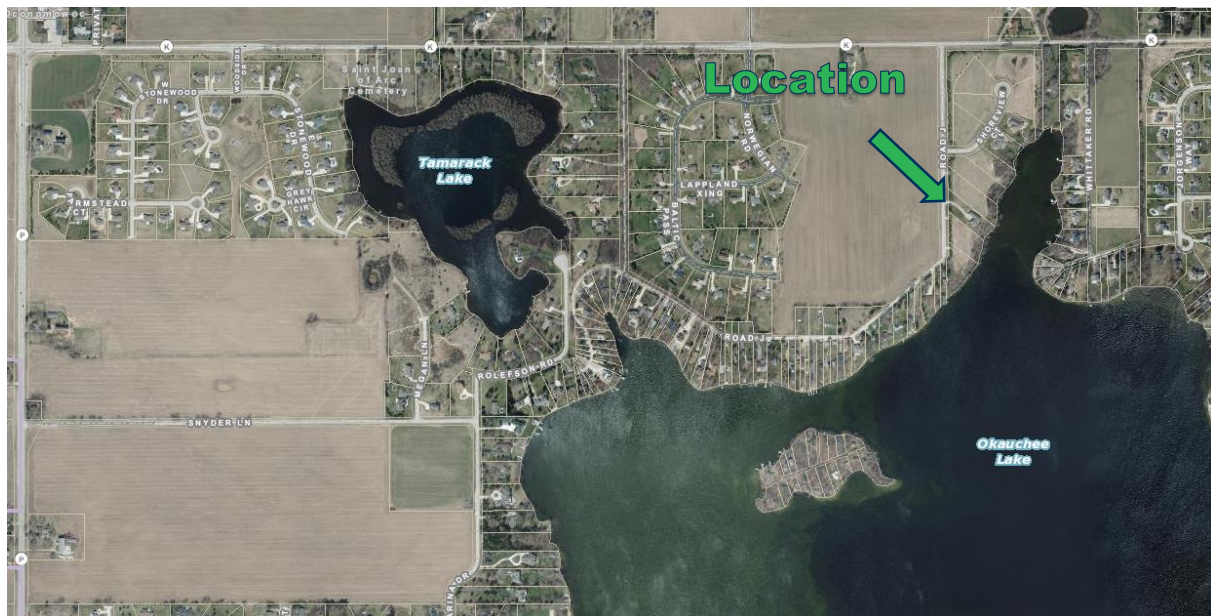


HOMESITE FOR SALE

The opportunity to acquire large, vacant lakefront property in Waukesha County is rare. If a lake home lifestyle is your dream, now is a perfect time to make it come true at Whittaker Bay.

LOT #	PRICE	LOT SIZE	STATUS
4	\$829,000	56,626 Sq. Ft.	Available

Lot price subject to change without notice.



**FOR MORE INFORMATION ABOUT THIS WHITTAKER BAY HOMESITE,
VISIT SIEPMANNREALTY.COM**



One of the finest lots on Okauchee Lake—sunrise views, 157' of gravel bottom frontage, quiet bay—what more can you ask for?

LOT INFORMATION

LOCATION	Town of Oconomowoc
YEAR DEVELOPED	2006
NUMBER OF HOMESITES	12
OPEN SPACE IN ACRES	3.9 Acres
% OF TOTAL OPEN SPACE AREA	29%
GROSS DENSITY	0.35 Acres
TOTAL ACREAGE	8.5
AVERAGE LOT SIZE	1.0 Acres
CONVENTIONAL SEPTIC	Yes
PRIVATE WELL	Yes

HOME SPECIFICATIONS

APPROXIMATE HOUSE & LOT PACKAGE COST	\$600,000-\$1,500,000+
LOT PRICES	\$200,000-\$1,200,000
MINIMUM SIZE – 1 STORY	2,500 Sq. Ft.
MINIMUM SIZE – 2 STORY	2,500 Sq. Ft.
SIDING MATERIALS	Natural or Hardiplank
ROOF MATERIALS	Cedar/Dimensional
MIN ROOF PITCH – 1 STORY	10/12
MIN ROOF PITCH – 2 STORY	8/12
MASONRY CHIMNEY & EXPOSED FOUNDATION	No
SETBACKS (FRONT/SIDES/REAR)	See Plat
GARAGE ENTRY	Side, Front, or Canted
MAILBOX & POST LAMP REQUIRED	Yes
SCHOOL DISTRICT	Oconomowoc

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.**

