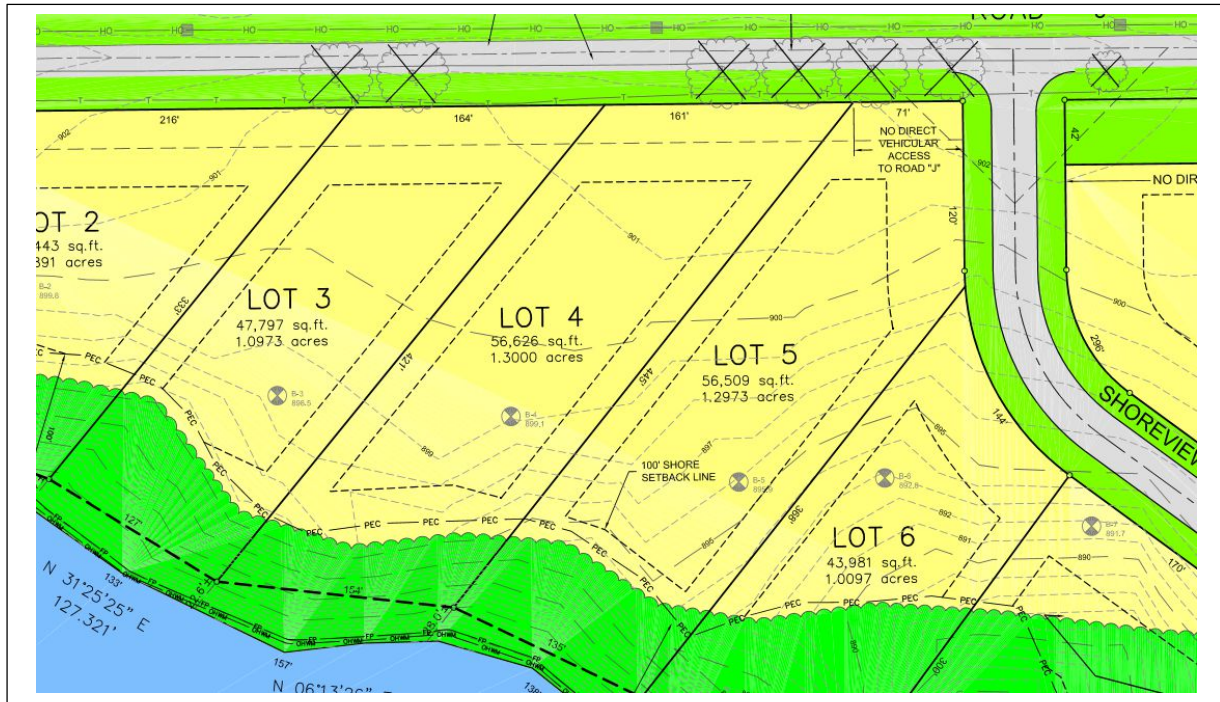




### SUBDIVISION MAP & HOMESITE

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

This 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

Price subject to change without notice.



**FOR MORE INFORMATION ABOUT THIS WHITTAKER BAY HOMESITE  
VISIT [SIEPMANNREALTY.COM](http://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