



# HAWKSNEST



**The Vision** To create an exclusive, traditional community in harmony with nature's legacy, surrounded by open spaces for the enjoyment of every resident. A community designed with great respect for the land, for nature and for the past.



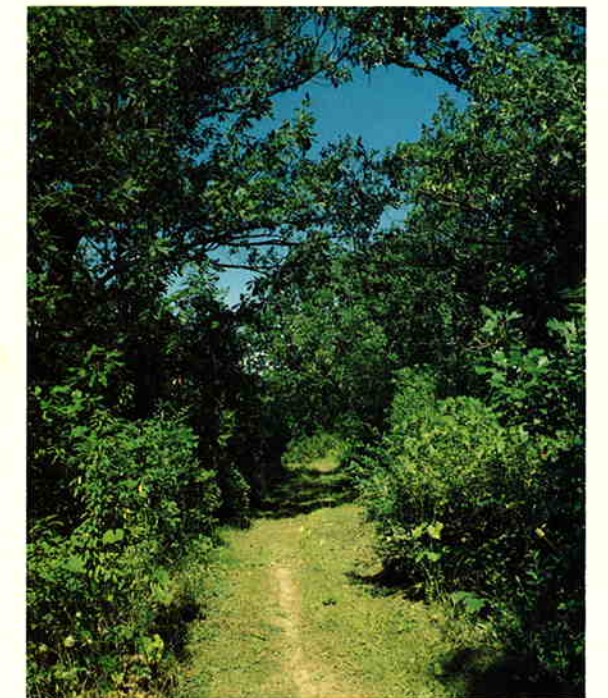
Directions: Exit I-94 west at SS, take Golf Road west to E, north on E, approximately 2 miles, to Hawksnest

**Location** Hawksnest is located in the Town of Delafield on the west side of Maple Avenue (Highway E) approximately one mile south of Hartland.

**Architectural Concept** Homes must be basically traditional in design to qualify for construction in Hawksnest.

**Improvements** The price of each lot includes sanitary sewer with lateral to the lot line, asphalt streets, underground gas, electric and telephone service.

**Open Spaces** Hawksnest "Open Space Areas" will be deeded to Hawksnest Homeowners' Association by the developer. The Homeowners Association will be responsible for the care and maintenance of these open space areas as well as the landscaped courts, entryways, and landscaping along Maple Avenue. Each lot owner will automatically be a member of the Association and be responsible for the payment of annual dues.



**The Ice Age Trail** A segment of the 1000 mile Ice Age Trail winds through the upland woods portion of Hawksnest open space. Private trails within Hawksnest will provide easy access to this public trail.

Dimensions are approximate. Developer reserves the right to make changes without notice.



# QUALITY

The philosophy of Siepmann Realty Corporation, from its inception, has been to develop unique quality communities that preserve the natural character of the land and its surroundings. Now, 40 years, three generations and hundreds of developments later, it can be said that the Siepmann philosophy remains uncompromised. Whether the development was a residential community, office complex, industrial park, condominium grouping, single family dwelling or specialty retail shopping center... the Siepmann Tradition has always prevailed. A tradition that has brought real meaning to the word quality and has set the standard by which real estate development in this marketplace is often measured.

 **SIEPMANN REALTY**  
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Everything about Hawksnest is exciting - from its unusual name to its extraordinary design. Hawksnest offers an exclusive lifestyle for those seeking a special relationship with nature. Surrounded by over 75 acres of spectacular glacial ridges, hardwood forests, glistening ponds, blossoming orchards and lovely wildflower meadows, Hawksnest offers a true sense of privacy as well as vast areas for hiking and recreation.

Hawksnest is the result of intensive planning by the developer in cooperation with the Ice Age Trail Foundation to achieve a development compatible with the forested hillsides which surround the Ice Age Trail. It is also a product of the developer's desire to preserve not only this sense of wilderness but also the character of the rural countryside.

This carefully planned and superbly implemented community is brought to you by Siepmann Realty Corporation, a talented family team specializing in creative and innovative open space communities. Their experience, goals, and standards of quality will not only offer you an enjoyable everyday lifestyle but will insure and enhance your investment for many years to come.



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**Hawksnest Amenities** Hawksnest will contain over 75 acres of common open space which will include several ponds, 2 tennis courts, a children's play area, hiking trails, landscaped courts and entryways.

**Neighborhood Amenities** Hawksnest is located a short distance from Nagawaukee Park which provides trails, nature and picnic areas and boat launching on both Pewaukee and Nagawicka Lakes. Nagawaukee golf course is also only minutes away.

**School Information** Hawksnest is served by Hartland/Lakeside Elementary School and Hartland Arrowhead High School. Both districts provide free bus service for all children.

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**Building Restrictions** All homes in Hawksnest must be a minimum of 3000 sq. ft. excluding any living area in the lower or basement level.

Roofs shall be constructed of cedar shakes.

Only natural materials such as wood, stone, brick or stucco shall be used on the exterior walls. These materials shall be applied in an architecturally correct manner.

All chimneys shall be masonry and have stucco, stone or brick veneer.

These requirements plus others involving specific construction details will be clearly noted on the Hawksnest guidelines for plan approval which will be provided at time of purchase.

All building plans, exterior design, architectural details, site location and house grades must be approved by Siepmann Realty Corporation.

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For more information on Hawksnest please call



(414) 781-9700