

THE  
PRESERVE  
AT HUNTERS LAKE



*A Limited Edition Masterpiece of Nature.*





HUNTERS  
LAKE

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The philosophy of S  
from its inception  
community

Common  
Area

Common  
Area

Common  
Area

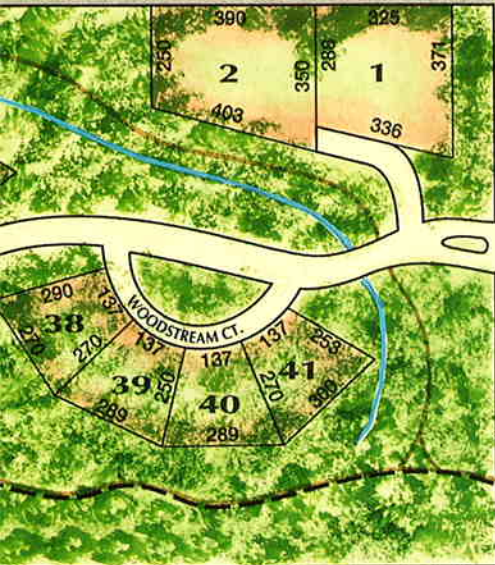
Public  
Boat  
Launch

Scuppernong  
Creek

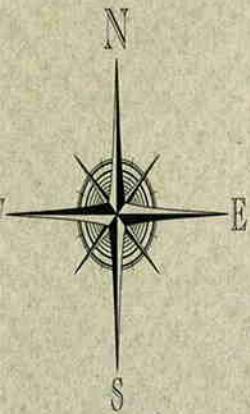


Dimensions are approximate. Developer reserves the right to make changes without notice.





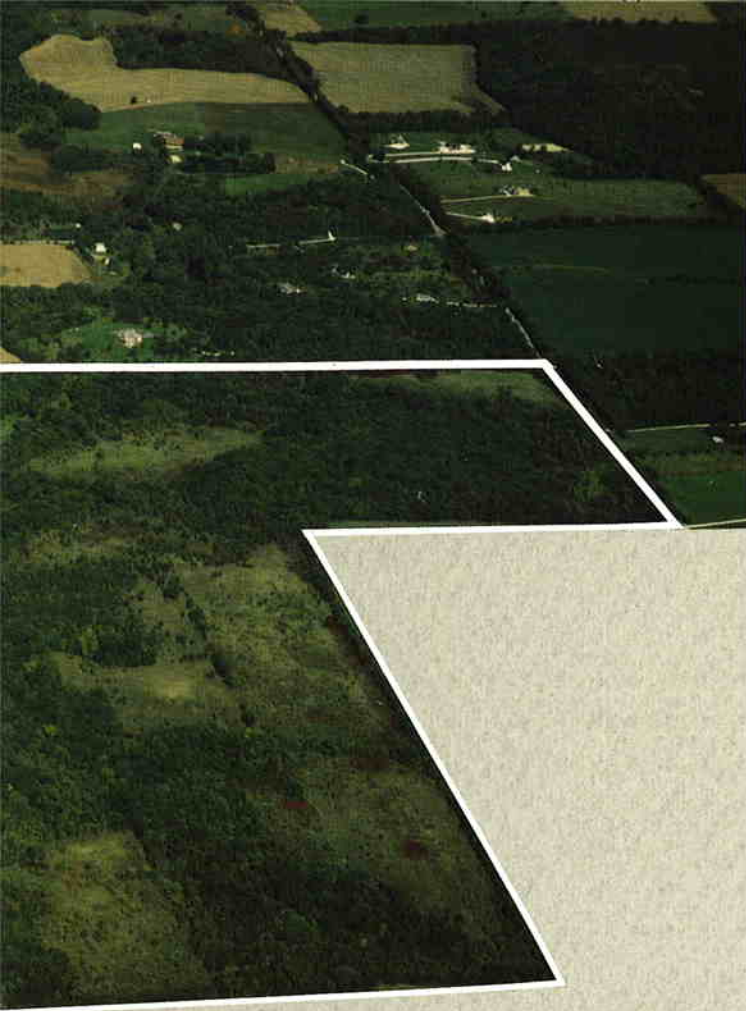
WATERVILLE ROAD



Directions: Exit I-94 West at Hwy 67, take Hwy 67 south approximately 5 miles, to the Preserve at Hunters Lake.







**Location** The Preserve at Hunters Lake is located in the Town of Ottawa between Highway 7 and Waterville Road approximately one mile south of Dousman.

### **Neighborhood Amenities**

The Preserve at Hunters Lake is located a short distance from Kettle Moraine State Forest which provides trails, nature and picnic areas, and cross country skiing. The Kettle Moraine golf course is also only minutes away.

**Amenities** The Preserve at Hunters Lake will contain over 180 acres of common open space which will include Hunters Lake frontage, a private pier, a secluded pond, a children's play area, hiking trails, landscaped courts and entryways.

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

**Open Spaces** The Preserve at Hunters Lake "Open Space Areas" will be deeded to The Preserve at Hunters Lake 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 and entryways. Each lot owner will automatically be a member of the Association and be responsible for the the payment of annual dues.

**School Information** The Preserve at Hunters Lake is served by Dousman Elementary, Kettle Moraine Middle School and Kettle Moraine High School. Both districts provide free bus service for all children.

**Architectural Concept** Homes must be basically traditional in design to qualify for construction in The Preserve at Hunters Lake.

**Improvements** The price of each lot includes asphalt streets, underground gas, electric and telephone service.

**Building Restrictions** All homes in The Preserve at Hunters Lake 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 with approved roof pitch.


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.

Chimneys shall be all masonry and have stucco, stone or brick veneer.

These requirements plus others involving specific construction details will be clearly noted on The Preserve at Hunters Lake 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.

*For more information please call*

 **SIEPMANN REALTY**  
C O R P O R A T I O N  
17800 W. Capitol Dr. • Brookfield, WI 53045  
**Phone 414-781-9700**



## *Mesmerizing Tranquility*



*Pristine  
Enchantment*

*The Preserve at Hunters Lake is an exemplary "one of a kind" community designed for those who cherish nature, privacy, and a comfortable but exclusive lifestyle. Located on 270 of the most enchanting pristine acres in Waukesha County, The Preserve is true to its name.*



*More than 180 acres of mature hardwoods, wildflower meadows, glistening streams, old stone fences, and rugged ridges, as well as over 3/4 of a mile of undisturbed Hunters Lake frontage, are all preserved in common open space forever.*

*Imagine your new home tucked into this paradise to be shared only with the hawks, wild turkeys, fox and deer that already make The Preserve their home. Now is the time to take a walk in the woods that only a discerning few will be privileged to call home.*







# 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.