



# STEEPLECHASE





## Steeplechase

Rolling hills, open fields, woodlots, treelines and ponds. Wood fences and stone walls, picturesque trails across prairies and through the forest. The perfect setting for your new home. The community of Steeplechase has been designed to capture these special features and put them in your back yard. Relax and enjoy the countryside and the recreational opportunities it offers. Only minutes away from lakes, beaches, golf courses and bike trails, Steeplechase is truly in the heart of Waukesha County's Lake Country. ■ 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 also will insure and enhance your investment for many years to come.

## Amenities

**Open Space** Steeplechase contains over 18 acres of permanently preserved open space which features walking trails, ponds, woods, preserved tree lines, a children's play area, attractively landscaped courts, and inviting entryways. ■ These Steeplechase open spaces will be owned in common by all Steeplechase lot owners. A Homeowners Association will be responsible for the care and maintenance of these open space areas as well as the landscaped courts, entryways, and play area. Each lot owner will automatically become a member of the Association and will be responsible for the payment of annual dues.



**Improvements** Each lot includes sanitary sewer and municipal water, paved streets with curb and gutter, underground electric, telephone and natural gas services.

**Neighborhood Amenities** Steeplechase is conveniently located within minutes of county and neighborhood parks, churches, public golf courses, Pewaukee Lake and numerous shopping and entertainment services.

**School Information** Steeplechase is located in the Pewaukee School District. The school campus is adjacent to Steeplechase and bus service is provided.

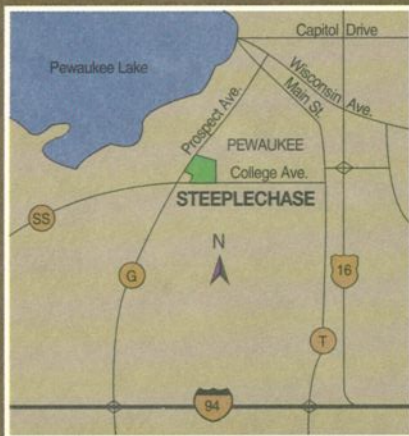
## Building Restrictions

All homes in Steeplechase must be a minimum of 2300 square feet excluding any living area in the lower or basement level. Garages will be side-entry. ■ Only materials such as solid wood, Louisiana Pacific Lap siding, Hardiplank siding or their equivalents, stone, (cultured stone may be allowed upon specific approval by Siepmann Realty Corp.), brick, or stucco will be used on the exterior walls. These materials must be applied in an architecturally correct manner. ■ No outbuildings or aboveground pools will be permitted.

■ Each lot owner is required to purchase and install a specific lamp & post and mailbox set. ■ These requirements plus others involving specific construction details will be clearly noted on the Steeplechase guidelines for plan approval which will be provided at time of purchase. ■ Siepmann Realty Corporation must approve all building plans, architectural details, house location, landscape plans and house grades prior to construction.







Dimensions are approximate. Developer reserves 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. Now, over 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 neighborhood, 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.



WE'RE  
REALLY INTO  
SPACE

*Developers of Award-Winning  
Open-Space Communities*

 **SIEPMANN REALTY**  
CORPORATION

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