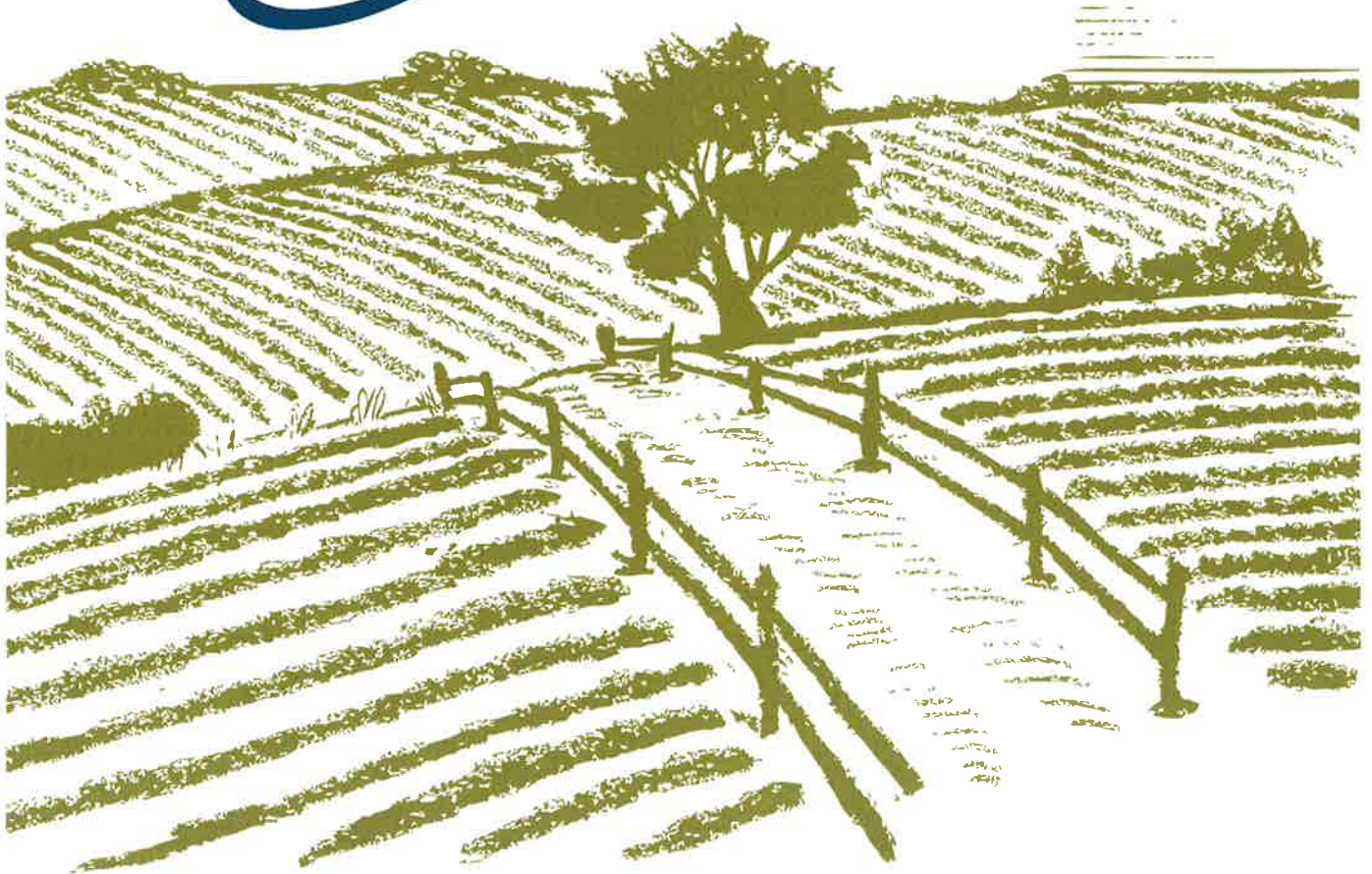


BV




BELLA VISTA
ESTATES



Menomonee Falls

A DEVELOPMENT BY JOHANSEN FARMS, LLC
(262) 617-5851



-  CONDOMINIUMS BY BERG DEVELOPMENT
-  PHASE 2
-  PHASE 3

School Information

- K4 - Willow Springs Learning Center
- Elementary - Lannon Elementary
- Intermediate School (5th & 6th)
Silver Spring Intermediate School
- Middle School (7th & 8th)
Templeton Middle School
- High School (9th-12th)
Hamilton High School



House Minimum Size

Ranch: 2,000 sqft
 1 1/2 Story: 2,200 sqft
 2 Story Home: 2,400 sqft

Garage Minimum Size - 600 sqft

Minimum Roof Pitch

Ranch - 10:12
 1 1/2 Story - 8:12
 2 Story - 8:12

Exterior Requirements

- Roofing shingles - dimensional
- Siding Materials - 40% natural stone on Front, Fiber Cement or Vinyl
- Uniform mailbox and lamppost
- Uniform address stone
- No outbuildings, above ground pools or fences will be permitted
- Municipal sewer and water

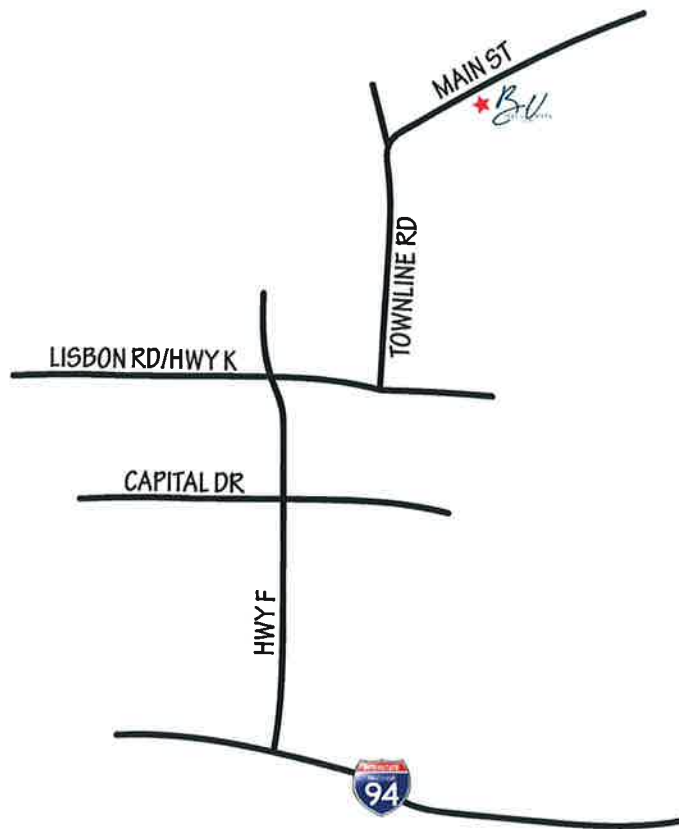
LOT #	PRICE	LOT SQFT	EXPOSURE
1	\$170,000	22,162	NONE
2	\$195,000	17,426	FULL
3	\$200,000	15,195	FULL
4	\$200,000	15,166	FULL
5	\$200,000	20,002	FULL
6	\$220,000	22,635	FULL
7	\$220,000	24,708	FULL
8	\$220,000	25,940	FULL
9	\$220,000	24,030	FULL
10	\$220,000	24,030	FULL
11	\$220,000	24,030	FULL
12	\$220,000	24,030	FULL
13	\$220,000	24,030	FULL
14	\$220,000	24,038	FULL

LOT #	PRICE	LOT SQFT	EXPOSURE
15	\$220,000	24,167	FULL
16	\$220,000	20,390	FULL
17	\$170,000	20,001	NONE
18	\$190,000	15,724	NONE
19	\$190,000	15,068	NONE
20	\$195,000	46,120	FULL
21	\$180,000	18,308	FULL
22	\$160,000	19,929	NONE
23	\$165,000	20,535	NONE
24	\$165,000	18,293	PARTIAL
25	\$160,000	16,655	NONE
26	\$160,000	17,602	NONE
27	\$190,000	17,210	FULL

*All lot prices subject to change without notice.

BV

BELLA VISTA
ESTATES



Directions

Bella Vista Estates is located in the Village of Menomonee Falls on the south side of Main Street, just east of the Townline Road Roundabout. From I-94 take exit 295, Hwy F north for 4.5 miles to Lisbon Road/Hwy K. Turn right on Hwy K to Townline Road. Turn left on Townline Road and follow 2 miles until Roundabout. Turn the first right onto Main Street. Subdivision entrance will be on the southside of Main Street.

FOR MORE INFORMATION, CONTACT
(262) 617-5851