



Sheboygan County's Largest Home Builder

4539 South Taylor Drive  
 Sheboygan, WI 53081  
 Office 920-458-4104  
 Fax 920-694-1818

LIST #: 3768 MLS #: 1202209 PRICE \$ 249,900  
 PROP. ADDRESS: 107 Meadow Ridge Lane  
 MUNICIPALITY: City of Plymouth  
 SCHOOLS: Plymouth  
 DIRECTIONS: Summit St to west side of city S on Meadow Ridge Ln  
 ESTIMATED OCCUPANCY DATE: Approx 4 Mo  
 LOT SIZE: .45 Acre AGE: New Construction  
 STYLE: Ranch W/Exposed Bsmt APPROX. SQ. FT. 1752  
 BEDROOMS: 3 BATHS: 2  
 EXTERIOR: Vinyl ROOF: Dimensional Asphalt  
 WINDOWS: Anderson BSMT. Full Poured  
 GARAGE: 24 x 22 Attached DRIVE: Concrete 850 SF

HEAT: Gas F/A WATER HTR: 50 Gallon Gas  
 ELECTRICAL: 200 CB COOLING: Central Air  
 WATER & SANITARY SERVICE : City  
 2010 TAXES: Unknown—New Construction

~Tumbler Ridge Restrictive Covenants on File~



Photos may reflect optional features

LISTING AGENT: Bob Werner  
 CELL #: \_\_\_\_\_ OFFICE #: 458-4104  
 INCL. See List Below  
 FINANCING: Construction Financing is By Buyer See Werner Homes for Details

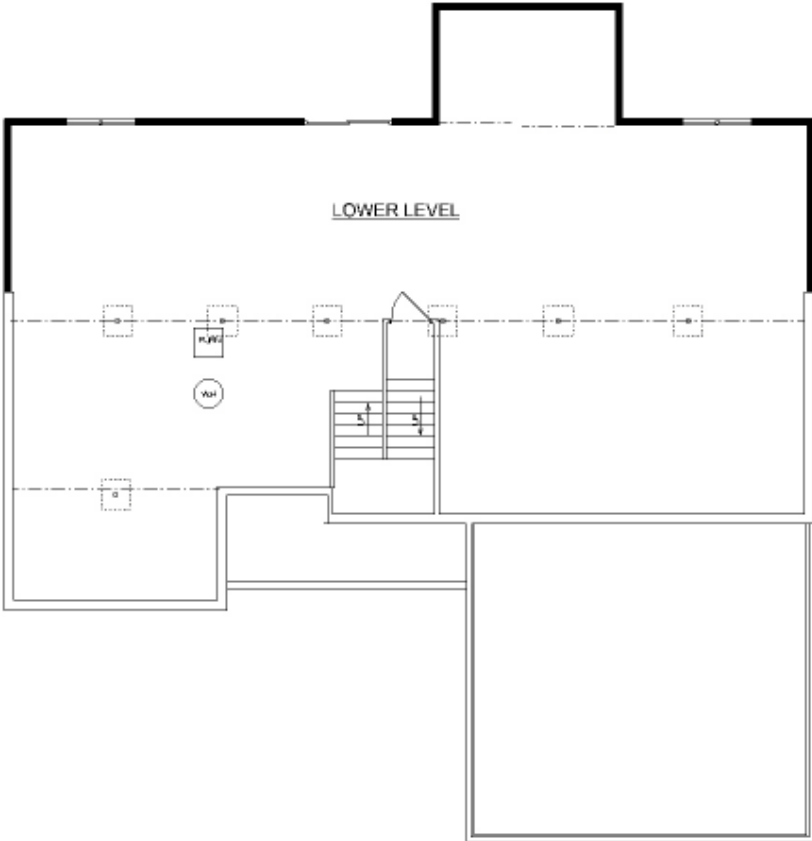
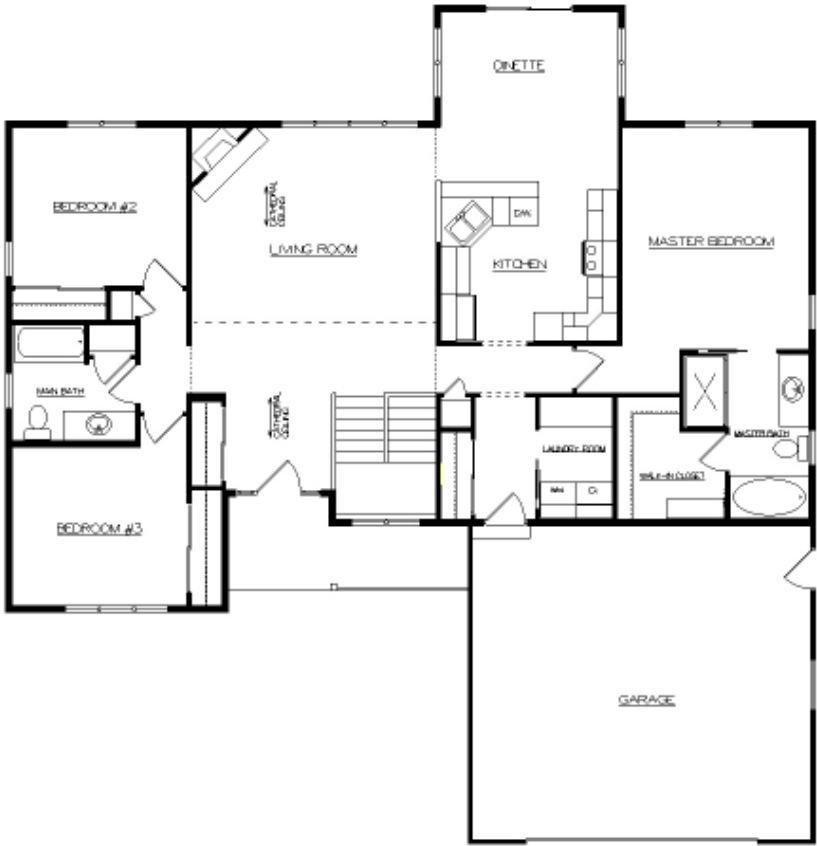
ROOMS	LEVEL	SIZE	FEATURES
LIVING ROOM	M	15 x 17	Cathedral Ceiling, Gas Fireplace
KITCHEN	M	12 x 11	
DINETTE	M	12 x 12	
MASTER BEDROOM	M	13 x 15	Walk-In Closet, Master Bath W/Whirlpool Tub
BEDROOM # 2	M	11 x 12	
BEDROOM # 3	M	11 x 12	
BATH	M	Full	Vanity, Tub With Shower, Linen Closet
BATH	M	Master	Vanity, Whirlpool Tub, 5' Shower
LAUNDRY	M	5 x 8	Folding Counter

DESCRIPTION: This is a proposed new home to be built by Werner Homes on lot 29 Tumbler Ridge. The price includes features per a separate building specification sheet with an exposed walk-out basement and includes the following:

- |   |  |   |
|---|--|---|
| 8' Exposed Lower W/Patio Door & 2 windows | Drywall Texture (3 Finishes Available) | Interior & Exterior Painting & Staining |
| 13 x 14 Cedar Exterior Deck With Stairs   | Flush Oak Doors & Oak Trim Package     | Brick Gas Fireplace/Oak Mantel          |
| Plumbing T's for Future 3/4 Bath          | Princeton Oak Cabinets Throughout      | High Efficiency Natural Gas Furnace     |
| Double Four Vinyl Siding                  | Wall Cabinet/Pole Above Washer/Dryer   | Central Air Conditioning                |
| 2 Pair Shutters & 1/2 Louver in Gable     | Crown Molding Kitchen & Utility Rm.    | Recessed Ceiling Lights                 |
| Dimensional Asphalt Shingles              | Kitchen Snack Counter With Overhang    | Floor Covering Allowance \$6,700        |
| Andersen Vinyl Exterior Clad Windows      | Trash/Recycling Combo Base Cabinet     | Sand Backfill Allowance \$1,400         |
| 6 Panel Steel Front Door W/Sidelite       | Quiet Wash Dishwasher & Disposal       | Light Fixture Allowance \$1,000         |
| Raised Panel O.H. Garage Door             | Kenmore Micro-Hood With Venting        | Hauling Fill Allowance \$1,400          |
| Andersen 6' Sliding Wood Patio Door       | Ice Make Line to Refrigerator          | Plumbing Lateral Allowance \$2,750      |
| Concrete Service Walk                     | Vanity Size Bathroom Mirrors           | Gravel Drive Allowance \$700            |
| R-24 Warm Wall System                     | Kohler Plumbing Fixtures & Faucets     | Silt Fence Allowance \$175              |
| R-49 Blown Insulation in House Ceiling    | 2 x 6 Construction With Tyvek          | Customer Option Allowance \$3,000       |
| 850 Square Foot Concrete Drive W/Curb Cut |  |   |

Lot size, square footage of home, age and tax information has been obtained by public records. If buyer has any questions or concerns, it is recommended that buyer verify this information with the municipality.  
 INFORMATION DEEMED ACCURATE BUT NOT GUARANTEED AND SUBJECT TO CHANGE—SINGLE FAMILY

First Floor  
Layout



Exposed  
Basement  
Layout