

# Golf Course Lot ~ Menomonee Falls



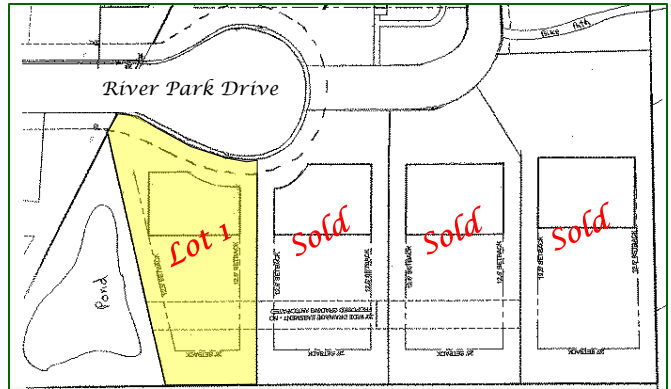
*Nestled in the picturesque Village of Menomonee Falls, Fairway Village is just a few minutes away from shopping, schools, and the prestigious North Hills Country Club. The gently rolling land offers broad vistas of the golf course. A mature tree line provides an attractive backdrop to the single family homesites. Homesites adjoin the North Hills golf course.*

## **Lot 1 – N80 W13299 River Park Drive**

**15,398 sq. ft.**

**4' Right Side/Right Rear Exposure**

**\$189,900**



✂ Each home must have a minimum living area of 2,400 sq.ft. for a ranch home or 2,900 sq.ft. for a two-story home, excluding any living area in the basement.

✂ Only materials such as solid wood, fiber-cement, stone, brick or stucco, applied in an architecturally correct manner may be used on the exterior walls.

✂ The lots are serviced by municipal water and sewer, natural gas, electric, telephone and cable service.

✂ For complete building and subdivision requirements, please review the Declaration of Covenants, Conditions and Restriction of Fairway Village prior to purchase.

### *Directions:*

*Main Street to Fond du Lac Avenue, South on Fond du Lac Avenue to Danell Drive, Danell Drive to River Park Drive*



**Scott Bence**

JBJ Companies, Inc.

(262) 251-3700

scott@bjcompanies.com