


<b>Address:</b> 00000 Sandhill Ct Lt6 Menomonee Falls, WI 53051		<b>County:</b> Waukesha		<b>MLS #:</b> 1045583	
	<b>Property Type:</b> Vacant Land		<b>List Price:</b> \$139,900		
	<b>Status:</b> Active		<b>Taxes:</b> \$2,098.06		
	<b>Tax Key:</b> MNFV 0131.994 & 0131.991.005		<b>Tax Year:</b> 2007		
	<b>Zoning:</b> Residential				
<b>1 Story SqFt Min:</b> 2,200		<b>Lot Size:</b> 23,437 Sq. Ft.			
<b>2 Story 1st Flr SqFt:</b> 1,250		<b>Flood Plain:</b> No			
<b>2 Story SqFt Min:</b> 2,400		<b>Occ. Permit Required:</b> N			
<b>School District:</b> Sussex Hamilton		<b>Subdivision:</b> Cranes Crossing			
<b>High School:</b> Sussex Hamilton		<b>Subd. Dues/Yr.:</b> \$300			
<b>Middle School:</b> Templeton Middle		<b>Body of Water:</b>			
<b>Elem. School:</b> Marcy Elementary					
<b>Directions:</b> Hwy 45 exit onto Hampton Ave. West. Hampton turns into Lisbon Road or Hwy K. Follow to entrance. (Approx. 2 mi. west of Pilgrim & Lisbon.)					
<b>Coordinates:</b> 50N 160W					
<b>Topography:</b>	Level; Sloped; Wooded; Subdivision; Association	<b>Buildings Included:</b>	None		
<b># of Acres:</b>	1/2 less than 1	<b>Miscellaneous:</b>	Easement AboveGround		
<b>Location:</b>	Suburban; Cul-de-sac	<b>Development Status:</b>	Finished Lots		
<b>Present Use:</b>	None; Residential	<b>Water/Waste Available:</b>	Water Municipal; Water Lateral to Lot; Sewer Lateral to Lot		
<b>Utilities Available:</b>	Electric; Underground Electric; Gas; Telephone; Cable TV	<b>Water/Waste Required:</b>	Water Municipal; Sewer Lateral to Lot		
<b>Conveyance Options:</b>	Sell in Entirety; Build to Suit	<b>Occupancy:</b>	Immediate		
<b>Road Frontage:</b>	Private Road; Service-City/Village				
<b>Zoning:</b>	Residential - Single				
<b>Municipality:</b>	Village				
<b>Documents:</b>	Prior Title Policy; Subd. Restrictions; Building Restriction; Subd. Plot or CSM; Legal Description				
<b>Remarks:</b> Great lot! Located in center of the subdivision. Many homes are already completed in the subdivision. Will build to suit or sell lot outright. Probably the nicest lot in the subdivision. Possible full basement exposure.					
<b>Private Remarks:</b> Beautiful lot on end of cul de sac with a backdrop of trees. One of the nicest lots in the subdivision. Great location near schools. Subdivision has upscale homes. There are 72 homesites in the subdivision. Partial to Full Basement Exposure. Plans available. Will build to suit or sell outright. Discount with building contract.					
<b>Showing Information:</b> Call lister at 262-781-4488, 262-613-3361 cell or 262-6159.					
<b>Sub Agent Comm.:</b> 2.4	<b>Excl. Agency Contrct:</b> N	<b>Broker Owned:</b> Y	<b>Days On Market:</b> 235		
<b>Buyer Agent Comm.:</b> 2.4	<b>Var. Comm.:</b> N	<b>Owner:</b> Kingfogl Construction Company	<b>Listing Date:</b> 10/21/2008		
<b>Limited/Unserviced:</b> No	<b>Named Prospects:</b> N	<b>Bonus to Broker:</b>	<b>Expiration Date:</b> 10/21/2009		
<b>Listing Office:</b> Kingfogl Construction & Realty: kcr	<b>Listing Agent:</b> Mary Beth Doyle Peterson : 7839	<b>LA Address:</b> 13703 W. Greenfield New Berlin, WI 53151			
<b>Ph:</b> 262-781-4488	<b>Ph: Cell:</b> 262-613-3361				
<b>Fax:</b> 262-781-6474	<b>Fax:</b> 262-781-6474				
<b>URL:</b>	<b>Email:</b> <a href="mailto:jay@kingfogl.com">jay@kingfogl.com</a>				

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 Prepared by Mary Beth Doyle Peterson on Friday, June 12, 2009 5:12 PM