

# GARDEN WALK

## GENERAL INFORMATION

- ▲ **Homes** - Homes in Garden Walk range from approximately \$275,000 and up and Garden Walk Estates range from \$500,000 and up. An architectural committee will approve all plans and elevations for the suitability to the neighborhood. Architectural control of the community will not be turned over to the homeowner association until the community is substantially complete.
- ▲ **Location** - Garden Walk boasts one of the top east side locations in Wichita. This beautiful neighborhood is just off of E 21st and 143rd. We are convenient to many of the major employment and shopping centers via the traditional major streets and nearby K-96 By-Pass.
- ▲ **Amenities** - Include a community swimming pool, tot lot, stocked lakes, landscaped green belts, neighborhood sidewalks, statuary and entry monuments.
- ▲ **Home Sites** - Ranging from one-third of an acre to three-fourths of an acre. All of the frontages will accommodate a third car garage.
- ▲ **Builders Program** - Garden Walk offers the choice of five custom homebuilders, Fahsholtz Construction, H&H Homebuilders, Nies Homes, Ritchie Building Co., and Robl Construction.
- ▲ **Special Assessments/Taxes** - General property taxes are approximately 1.5% of the sales price. Special assessments are estimated at approximately \$170-\$180 per month for Garden Walk and \$190-\$220 per month for Garden Walk Estates - Spread over 15 or 20 years.
- ▲ **Lake** - The Lake is stocked and available for the homeowners to fish on a catch and release basis. Ice skating, boating and swimming are prohibited on the lake. Water levels on all lakes and ponds will fluctuate and all erosion or effects from the water will be the homeowners or Homeowners Association responsibility. All lots backing to the lakes will go to the water's edge.
- ▲ **Homeowners Dues** - Will be billed quarterly at a rate of \$50 per month. Dues will start when ownership of the home site is transferred.
- ▲ **Existing trees** - Will be saved whenever possible, but we do not guarantee that trees will not be removed or warrant the life of the trees if they do remain. Tree trimming and or removal are homeowner's responsibility.
- ▲ **Schools** - Garden Walk is in the Andover School District, USD 385. The elementary school is Wheatland Elementary. The middle school is Andover Middle School and the high school is Andover High School.
- ▲ **Backyard drains** - The developer has installed backyard drains to help maintain positive drainage, and allow for more walkout and view-out opportunities. The drains will be the homeowner's responsibility to keep clear of debris and in working condition.
- ▲ **Swimming Pool** -The swimming pool is for the exclusive use of Garden Walk homeowners and their guests. Pool keys and rules are given to each property owner at the time of closing.
- ▲ **Mailboxes** - A locking mailbox on a shared custom cedar post will be installed by the developer at a cost of \$185 per home. The Post Office designates the location of the mailboxes.
- ▲ **The Developer** is not responsible for builder's actions. Developer reserves the right to change or add builders to the program as deemed necessary.

All information deemed reliable but subject to change without notice. This sheet does not include all of the project information, but provides answers to some frequently asked questions. Some figures are estimated at this time.



21ST & 143RD STREET

Sales Office • Tel: 316-733-8760 • Cell • 316-734-8969 • Fax: 316-733-8761

Sam Ritchie - Sales Associate

Email - Sam@RitchieDevelopment.com

[www.RitchieDevelopment.com](http://www.RitchieDevelopment.com)

