

THE PROVINCE

a

GENERAL INFORMATION

- ▲ **Homes** - Homes in The Province will range from approximately \$800,000 and up. An architectural committee will approve all plans and elevations for suitability to the neighborhood. Architectural control for the community will be turned over to the homeowners association when the community is substantially complete.
- ▲ **Location** - The Province is located in Sedgwick County on the northeast side of Wichita. This very private neighborhood is located on 159th Street, just south of E. 21st N. We are convenient to many of the major employment and shopping centers via traditional major streets and the K-96 bypass, as well as the Kansas Turnpike.
- ▲ **Amenities** - Include a custom gated entry, private streets, custom streetlights, stocked lakes, landscaped green belts, neighborhood sidewalks, and entry monument.
- ▲ **Builders Program** - Open to developer approved credentialed custom builders.
- ▲ **Special Assessments/Taxes** - General Property taxes are levied by Sedgwick County and are estimated at approximately 1.5% of the sales price. For lots on the west side of the lake, special assessments are estimated at \$240-\$260/month; for lots on the east side of the lake, they are estimated at \$430-450/month, both spread over 15 and/or 20 years.
- ▲ **Lake** - The lakes are stocked with fish and available for homeowners to fish in designated areas on a catch and release basis. Ice skating, boating, and swimming will be prohibited on the lakes. Water levels will fluctuate and all erosion or effects from the water will be the Homeowner's Association's or, if applicable, the individual homeowner's responsibility.
- ▲ **Homeowners Dues** - Will be billed quarterly at a rate of \$115 per month. Dues will start when ownership of the home site is transferred. A transfer fee in the amount of \$500 will be assessed each time the ownership of a lot or home 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** - The Province 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. Parochial and private schools are only a few minutes drive.
- ▲ **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.
- ▲ **Mailboxes** - A custom mailbox is to be installed by the Owner. The mailbox is to be made from materials that are complimentary to the residence and approved by the DRC. The U.S. Post Office designates the location of the mailbox for each lot.
- ▲ **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.



1/2 MILE S OF 21ST ON 159TH ST

Sales office • Tel 316-630-0330 • Mobile: 316-655-5831
Rob Ramseyer - New Home Consultant
email - Rob@RitchieDevelopment.com

www.RitchieDevelopment.com

