

SWEETGRASS

GENERAL INFORMATION

- ▲ **Homes** - Homes in The Sweetgrass will range from approximately \$600,000 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** - Sweetgrass 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 stocked lakes, landscaped green belts, and entry monument.
- ▲ **Builders Program** - Sweetgrass offers the choice of three award winning custom homebuilders, Nies Homes, Ritchie Building Company, and Sharp Construction.
- ▲ **Special Assessments/Taxes** - General Property taxes are levied by Sedgwick County and are estimated at approximately 1.5% of the sales price. Special assessments are estimated at \$250-\$270, 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. All lots backing to the lakes will go to the waters edge.
- ▲ **Homeowners Dues** - Will be billed quarterly at a rate of \$60 per month. Dues will start when ownership of the home site is transferred. A transfer fee in the amount of \$300 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** - Sweetgrass 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 locking mailbox will be installed by the developer at a cost of \$200 per home.
- ▲ **The Developer** is not responsible for builder's actions. Developer reserves the right to change or add builders to the program as deemed necessary.
- ▲ **Home Sites** - Range from just under one-half acre to over one and one-half acres. All of the frontages will accommodate a third car garage.

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

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