

CORNERSTONE

LAKEWAY

Homes - Homes in the neighborhood will range from approximately the low/mid \$200's and up. An architectural committee will approve all plans and elevations for the suitability to the neighborhood.

Location - Lakeway boasts a great location in the ever-growing city of Andover, Ks. This beautiful tree and water lined neighborhood is located off of Andover Rd., ¼ mile North of E. 21st Street and Andover Road. Lakeway is conveniently located close to the Kansas Turnpike, the K-96 By - Pass and Highway 54 for easy travel and access throughout the Wichita area.

Amenities - Include community pools, stocked lakes, oversized walking paths throughout, a beautiful five-acre city park area within walking distance, and professionally landscaped greenbelts and stone entry monuments.

Home Sites - Ranging from approximately one-quarter of an acre to 1/3 of an acre. Most of the frontages will accommodate a third car garage.

Builders Program - Lakeway offers the choice of several award winning builders: Paul Gray Homes, Moeder Construction, and Craig Sharp Homes.

Special Assessments/Taxes - General property taxes are Butler County approximately 1.78% of the sales price. Special assessments are estimated at \$140-\$200 per month over a 20 year term.

Lake - The Lake is stocked with fish and available for the homeowners to fish on a catch and release basis. Ice skating, boating and swimming will be 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 have extra ground so that

their lots will go to the water's edge.

Homeowners Dues - Will be billed quarterly at a rate of \$35 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 - Lakeway is in the Andover School District, USD 385. The elementary school is the newly constructed Robert M. Martin 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 pools are for the exclusive use of Cornerstone Homeowners and their guests. Pool keys and rules are given to each property owner at the time of closing. area, non-lighted athletic field, and parking.

Park - Located adjacent to the roundabout on Cornerstone Parkway, there is a 5-acre city park with a playground, perimeter sidewalk for walking and jogging, picnic area, non-lighted athletic field, parking, and pickleball court.

Mailboxes - A 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.

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.



Mobile: 360-791-1853

Gretchen Benjamin • Sales Associate

Email - Gretchen@RitchieDevelopment.com

www.RitchieDevelopment.com

