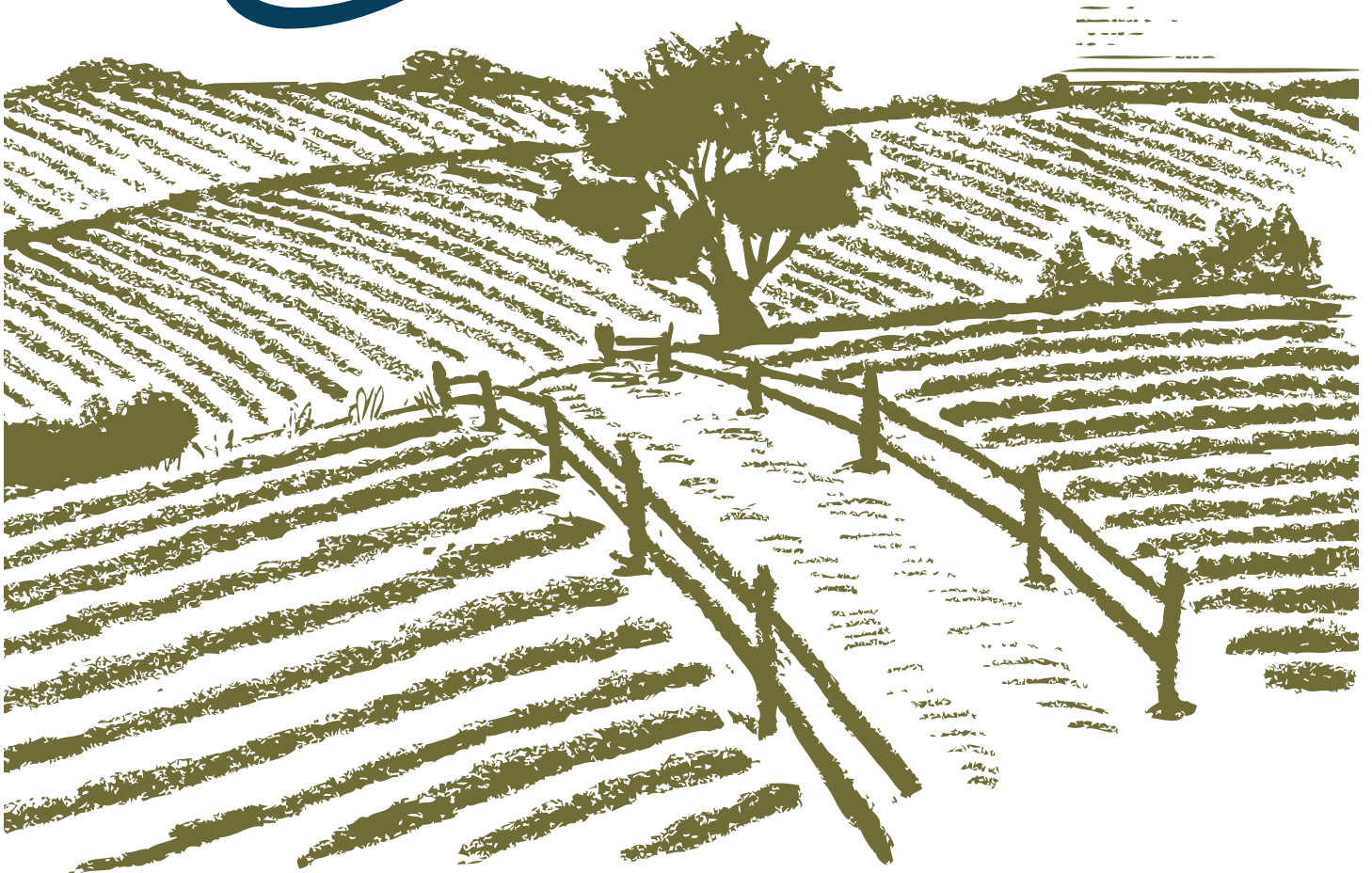


# BV




BELLA VISTA  
ESTATES



# Menomonee Falls

A DEVELOPMENT BY JOHANSEN FARMS, LLC  
(262) 617-5851



-  CONDOMINIUMS BY BERG DEVELOPMENT
-  PHASE 2
-  PHASE 3

**School Information**  
 K4 - Willow Springs Learning Center  
 Elementary - Lannon Elementary  
 Intermediate School (5th & 6th) - Silver Spring Intermediate School  
 Middle School (7th & 8th) - Templeton Middle School  
 High School (9th-12th) - Hamilton High School



**House Minimum Size**

- Ranch: 2,000 sqft
- 1 1/2 Story: 2,200 sqft
- 2 Story Home: 2,400 sqft

**Garage Minimum Size - 600 sqft**

**Minimum Roof Pitch**

- Ranch - 10:12
- 1 1/2 Story - 8:12
- 2 Story - 8:12

**Exterior Requirements**

- Roofing shingles - dimensional
- Siding Materials - 40% natural stone on Front, Fiber Cement or Vinyl
- Uniform mailbox and lamppost
- Uniform address stone
- No outbuildings, above ground pools or fences will be permitted
- Municipal sewer and water

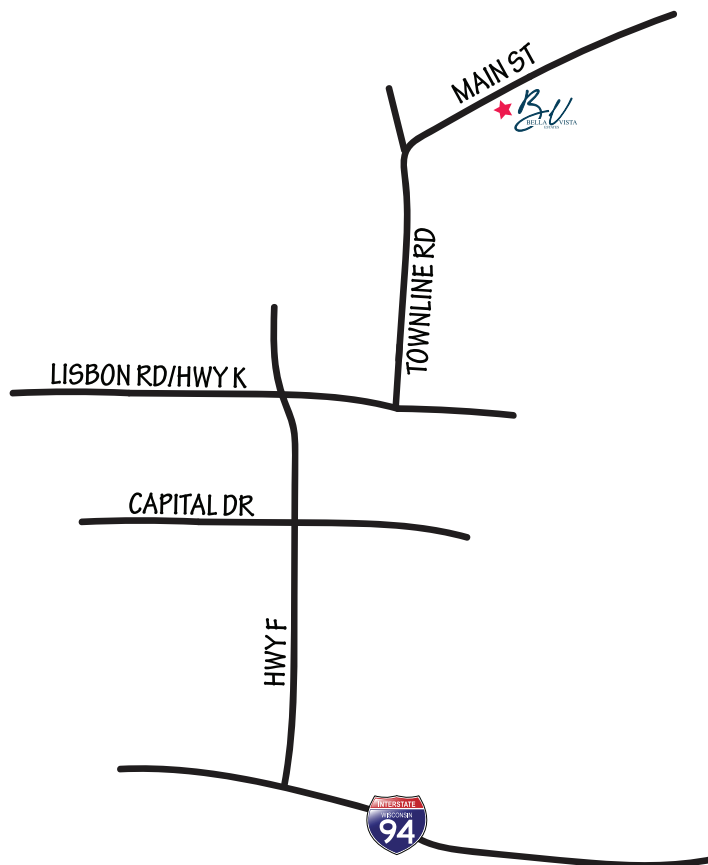
LOT #	PRICE	LOT SQFT	EXPOSURE
1	\$170,000	22,162	NONE
2	\$195,000	17,426	FULL
3	\$200,000	15,195	FULL
4	\$200,000	15,166	FULL
5	\$200,000	20,002	FULL
6	\$220,000	22,635	FULL
7	\$220,000	24,708	FULL
8	\$220,000	25,940	FULL
9	\$220,000	24,030	FULL
10	\$220,000	24,030	FULL
11	\$220,000	24,030	FULL
12	\$220,000	24,030	FULL
13	\$220,000	24,030	FULL
14	\$220,000	24,038	FULL

LOT #	PRICE	LOT SQFT	EXPOSURE
15	\$220,000	24,167	FULL
16	\$220,000	20,390	FULL
17	\$170,000	20,001	NONE
18	\$190,000	15,724	NONE
19	\$190,000	15,068	NONE
20	\$195,000	46,120	FULL
21	\$180,000	18,308	FULL
22	\$160,000	19,929	NONE
23	\$165,000	20,535	NONE
24	\$165,000	18,293	PARTIAL
25	\$160,000	16,655	NONE
26	\$160,000	17,602	NONE
27	\$190,000	17,210	FULL

\*All lot prices subject to change without notice.

# BV

BELLA VISTA  
ESTATES



## Directions

Bella Vista Estates is located in the Village of Menomonee Falls on the south side of Main Street, just east of the Townline Road Roundabout. From I-94 take exit 295, Hwy F north for 4.5 miles to Lisbon Road/Hwy K. Turn right on Hwy K to Townline Road. Turn left on Townline Road and follow 2 miles until Roundabout. Turn the first right onto Main Street. Subdivision entrance will be on the southside of Main Street.

FOR MORE INFORMATION, CONTACT  
(262) 617-5851