ASPEN HOMES

33 YEARS ANNIVERSARY CELEBRATION

SUNRISE AT SANDHILL

ASPEN HOMESITES

Units 101-105 | Hartland, WI

PROJECT READY LATE 2026

Detached single-family living with the ease of a professionally maintained community

THE BEST OF BOTH WORLDS

Private home | Personal selections | Low-maintenance lifestyle

Enjoy a standalone, custom-built private residence with personally selected high-end finishes and an open-concept layout - without spending weekends on lawn maintenance or snow removal.

- **STANDALONE SINGLE-FAMILY HOMES**
  Private homesites, modern architectural design and flexible custom options.

- **LOW-MAINTENANCE LIVING**
  Professional HOA management provides lawn mowing and winter snow and ice control.

- **PERSONALIZED OUTDOOR SPACES**
  Create private garden beds with native perennials, seasonal flowers or a home garden.

- **CONNECTED TO TRAILS**
  Private paved walking and biking paths connect with the Hartland and Merton trail systems and the 16-mile Bug Line Trail.

- **LAKE COUNTRY LOCATION**
  Minutes from Hartland, Merton, Pewaukee lakefront dining and shopping, area lakes, championship golf and the Arrowhead School District.

ASPEN HOMESITES 101-105

Five opportunities near the Highway KE entrance at Sunrise Drive

UNIT PRICING

UNIT 101	UNIT 102	UNIT 103	UNIT 104	UNIT 105
$288,000	**$291,000**	**$286,000**	**$286,000**	**$291,000**
9' exposure	8' exposure	5' exposure	Flat lot	Flat lot

COMMUNITY AT A GLANCE

LOCATION	Northeast corner of Highway K and Highway KE | Hartland, WI
HOME STYLE	Single-family homes, condominium style - HOA maintains your lawn and your driveway/sidewalk
SCHOOLS	Arrowhead Union High School | Merton Community Schools
AMENITIES	Miles of paved walking paths and preserved greenspace
UTILITIES	Sewer, water, gas and high-speed internet/fiber TBD
HOA	Individual lawn care, snow and ice control, street and common area upkeep

Pricing and community details are subject to change. Conceptual community plan.

A HOME DESIGNED AROUND YOUR LIFE

Less exterior upkeep leaves more time for travel, recreation and Lake Country living.

WHAT THE HOA MAINTAINS

- Private streets, common areas and recreation paths
- Individual lawn treatment and mowing
- Driveway and front sidewalk snow and ice control
- Capital reserves for future repairs and maintenance

HOW DUES ARE ASSESSED

Upon closing Common-area maintenance, insurance, management and reserve fees based on actual costs.

Upon occupancy Additional dues for lawn maintenance and snow and ice control.

READY TO EXPLORE YOUR OPTIONS

Contact Aspen Homes to discuss Units 101-105 and the home you would like to create.

ASPEN HOMES

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BUILDING DISTINCTIVE HOMES SINCE 1993

Woman-owned | Locally experienced | Personally tailored