

Magnolia Plat 1

Lot #	Address	Price	* Approximate Lot Width at Setback	Minimum Protection Elevations (MPE) / Minimum Grad at Structure (MGS)	Grade
1	4397 3rd Avenue Ct. SE	\$119,900	72'	943.00	Possible Daylight
2	4393 3rd Avenue Ct. SE	\$123,500	74'	943.00	Daylight
3	4290 3rd Avenue Ct. SE	\$127,900	80'	943.00	Walkout
4 - 7		SOLD			
8	4168 3rd Avenue Ct. SE	\$127,900	74'	943.00	Walkout
9	4162 3rd Avenue Ct. SE	SOLD	74'	943.00	Walkout
10	4158 3rd Avenue Ct. SE	\$127,900	80'		Walkout
11	4152 3rd Avenue Ct. SE	\$127,900	110'		Daylight
12	4151 3rd Avenue Ct. SE	\$95,900	70.6'	945.20	Walkout
13	4157 3rd Avenue Ct. SE	\$93,900	72.1'	945.20	Daylight
14	4161 3rd Avenue Ct. SE	\$93,900	72.1'	946.10	Possible Daylight
15	4167 3rd Avenue Ct. SE	\$93,900	72.1'	946.10	Daylight
16	4273 3rd Avenue Ct. SE	\$93,900	71.4'	946.10	Daylight
17	4275 3rd Avenue Ct. SE	\$93,900	70'	946.10	Daylight
18	4279 3rd Avenue Ct. SE	\$93,900	70'	946.10	Daylight
19	4285 3rd Avenue Ct. SE	\$93,900	70'	945.00	Daylight
20	4389 3rd Avenue Ct. SE	SALE PENDING	70'	945.00	Daylight
21	4391 3rd Avenue Ct. SE	SALE PENDING	70'	945.00	Daylight
22 - 23		SOLD			
24	220 41st St. SW	\$89,900	75'	943.00	Standard
25	216 41st St. SW	\$89,900	75'	943.00	Standard
26	208 41st St. SW	\$89,900	75'	943.00	Standard
27	204 41st St. SW	\$92,500	90'	943.00	Standard



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Architectural plans, and a list of materials and colors for all construction shall be submitted to and approved by Developer prior to any construction activities. Please review covenants for additional requirements.

MINIMUM HOME SIZE REQUIREMENTS

Lots 1 - 11

Ranch: 1,600 sq. ft.
1 ½ Story: 1,800 sq. ft.
2 Story: 2,100 sq. ft.

Lots 12 - 27

Ranch: 1,500 sq. ft.
1 ½ Story: 1,700 sq. ft.
2 Story: 1,950 sq. ft.

Set Backs: Front 30', Rear 35', Side yard 8' min, 16' total

Check out the website for all up to date sales information - www.templeres.com

-Lot widths are an approximate measurement and are not always drawn where a house will ultimately be placed on the Lot. Refer to your licensed engineer for scaling and house placement.

~Seller does not guarantee the information describing these properties. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.

~All MPE's, MGS's. and MOE's are for reference only, please refer to local city and/or project engineer for MPE's and MOE's.

~Seller does not warrant soil conditions, it is recommended Buyer(s) perform such tests as they deem necessary. All tests must be approved by Seller before being performed.

~Prices are subject to change without notice.