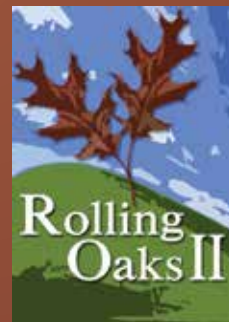


Home isn't a place...

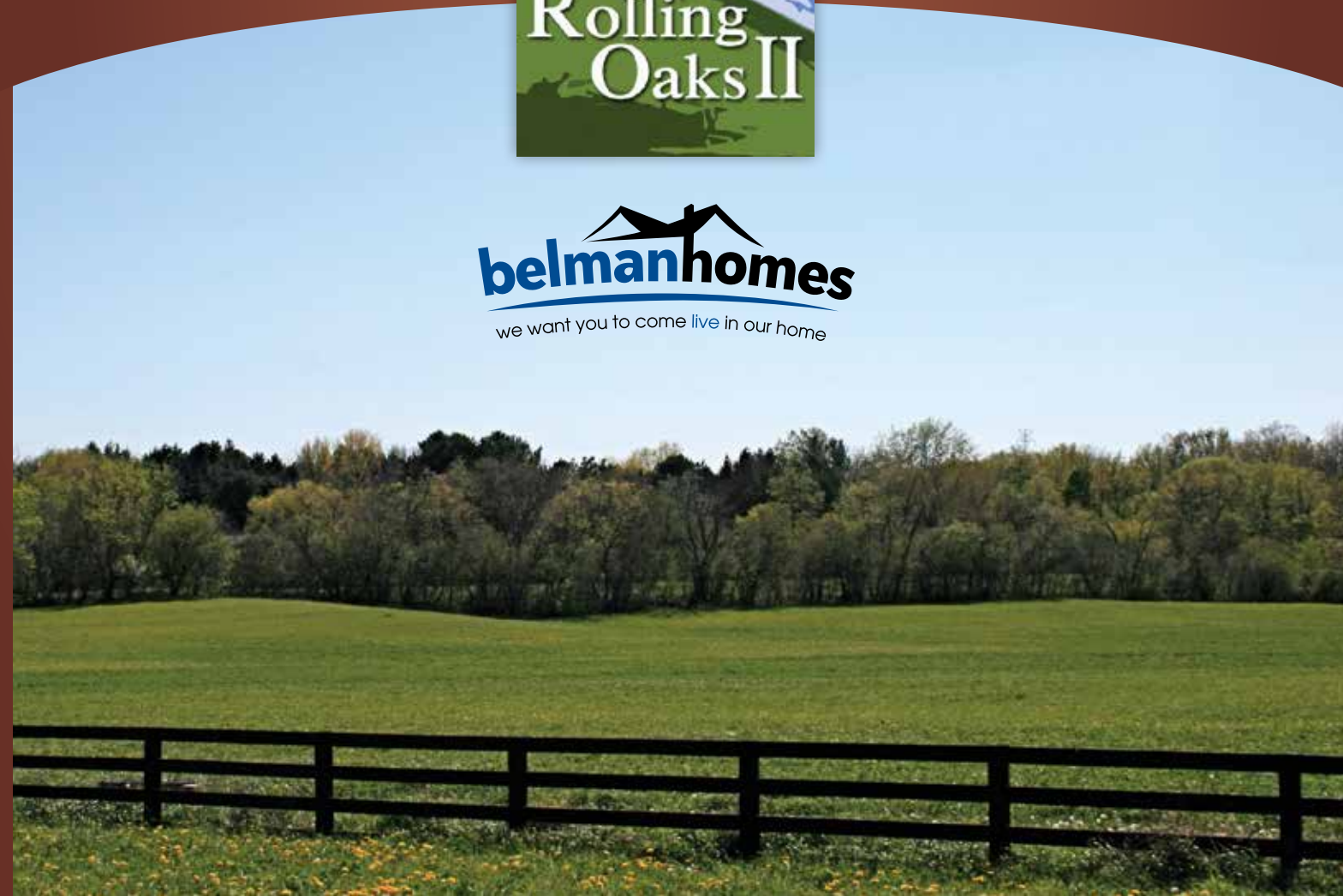
it's a feeling. -Cecelia Ahern



Quiet. Convenient.
 Milwaukee: 18 minutes
 Madison: 50 minutes
 Easy access to both
 highways I-94 and I-43.

Rolling Oaks II is in south central Waukesha County on the outskirts of the city of Waukesha. The development is located off Guthrie Rd. "Hwy U", and Beeheim Rd.

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Located in the Town of Waukesha, *Rolling Oaks II* is near amenities such as Minooka Park, Shoppes at Fox River, City of Waukesha, and Interstates I-94 & I-43. Your family will enjoy the larger ¾ acre lots, rolling terrain and mature trees surrounding the property.

The Town of Waukesha is one of the lower taxed communities in the area and offers a rural lifestyle yet the conveniences of being right near the city.

Minooka Park borders Rolling Oaks II where residents may enjoy horseback riding trails, walking trails, a dog park, picnic areas and a swimming pond with a beach.

Residents enjoy all the natural beauty offered by Waukesha County including Lapham State Park, Glacial Drumlin State Trail, The Retzer Nature Center, the Fox River, multiple golf courses, inland lakes, sporting complexes, and countless parks.



Tuscany Model

Rolling Oaks II in Detail

Rolling Oaks II is an exclusive development of Belman Homes Inc. and its subsidiaries.

Restrictions

Masonry Requirement: A minimum of 20% of the front exterior façade shall consist of brick, stone, E.I.F.S. or Dryvit®.

Roof Pitch: A minimum 6/12 main roof pitch is required for the main roof
Garage: 3 car side entry garages are required, however developer may approve a front entry 3 car if architecturally appealing or depending on site conditions.

Siding: Natural materials such as wood, composite siding, fiber-cement siding are allowed. No vinyl, aluminum, or steel siding is allowed.

Shingles: Dimensional shingles are required.

- A uniform lamppost and mailbox will be provided to the buyer and buyer will pay cost of lamppost and mailbox at closing.
- Outbuilding will be allowed provided they are built in similar style, methods, and fashion to the home, and conform to town restrictions.
- Fences are allowed at a maximum of 4' in height and must be approved by developer prior to installation.

All lots include perc. tests. Developer offers guaranteed well and septic prices.

Minimum Setbacks

Front: 50' from town right of way

Sides: 20' from side lot line

Rear: 25' from rear lot line or as per town ordinance

Building Restrictions

Single story: 1,700 sq. ft.

Two story: 2,000 sq. ft. (1,050 sq. ft./first floor)

Tri-level: 2,000 sq. ft. (1,050 sq. ft./upper level)

Schools

High school: Waukesha West

Middle school: Horning

Elementary school: Hillcrest

Private schools: Carroll University, Catholic Memorial,

Montessori School of Waukesha, St. Mary's,

UW Waukesha.



All information contained herein is believed to be accurate but subject to correction without prior notice. Please refer to the recorded plat, deed restrictions, surveys, and soils test for more information. School information can change at any time, please check with School District for latest information.

