HAMPTON RESERVE ELITE ~ $769,990

Village of Grafton, Ozaukee County

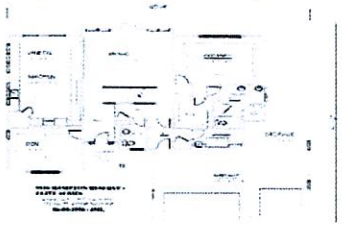
Shady Hollow ~ Phase #7 Subdivision

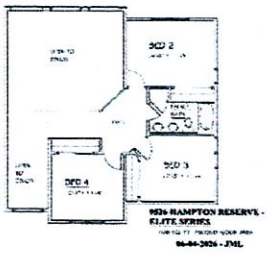
Picture is a rendering only: drawing is conceptual only ~ it varies from actual home plan & exterior selections

LOCATION: Lot 147; 1027 Candleberry Lane **JOB #:** 9526

Lot Area: Approx.** 20,885 sq. ft.* ***Living Area: Approx.** 2,770 sq. ft.* ***Tentative Completion: (check w/salesperson)

Hampton Reserve Elite Features:





4 Bedrooms / 2.5 Bathrooms / Den / Elite Series Spacious Design
8' Poured concrete foundation wall / (1) egress slider window per builder's plan
Corner ceramic tiled walk-in shower w/decorative listello in master bathroom / 2 shower heads
Double sinks in master & family bathrooms / shower over tub in family bathroom
1st Floor master bedroom suite / spacious walk-in closet / satin nickel closet shelving
9' 1st Floor ceilings / pitched ceiling in den / box tray ceiling in kitchen/dinette
Tray ceiling in master bedroom
Knockdown drywall w/rounded corners / walls painted one-coat neutral color
Wide millwork / paneled doors / lever-style door handles
Elite series kitchen cabinets w/decorative hardware / cabinet crown molding as designed on plan
Granite or equivalent kitchen countertops / ceramic tile backsplash / pull-down spray kitchen faucet
Kitchen island / spacious pantry closet / built-in SS dishwasher / SS microwave oven / garbage disposal
Direct-vent gas projected fireplace ~ facing & mantel as designed on builder's plan
Main floor den / mudroom w/drywall lockers & closet / laundry room w/cabinets & sink per plan
Newell posts / iron balusters / carpet / wood / ceramic tile flooring package
Gas connection to range area & dryer area / 200-amp electrical service / bedroom ceiling lights
Interior & exterior recessed lighting per plan design
High-efficiency furnace / 50-gallon water heater / central air (low returns)
Partial stone facade / covered front porch w/box post per builder's plan
Double side-lights / half glass entry door / transom window / combo deadbolt
Vinyl siding / hip roof / dimensional roof shingles / maintenance-free vinyl windows
Window grids, maintenance-free trim & corner boards on all elevations
Aluminum gutters, downspouts, soffit & fascia / gable shakes per plan
3+Car garage / storage area / paneled doors / colonial window panels; openers/remotes/keypad
2" x 6" exterior house walls; 7/16" OSB sheathing

SPECIAL PRE-COMPLETION PRICING AS NOTED ABOVE

- ***Sales Terms: $20,000 Deposit at Contract Date***
- ***Financing: Bank Five Nine; Charlie Johnson (262) 853-6256***
- ***Closing Within 10 days of Occupancy Permit Date***

6/16/26 Price subject to change without notice ~

Builder reserves the right to modify above features & selections during construction process

WILL F[illegible]

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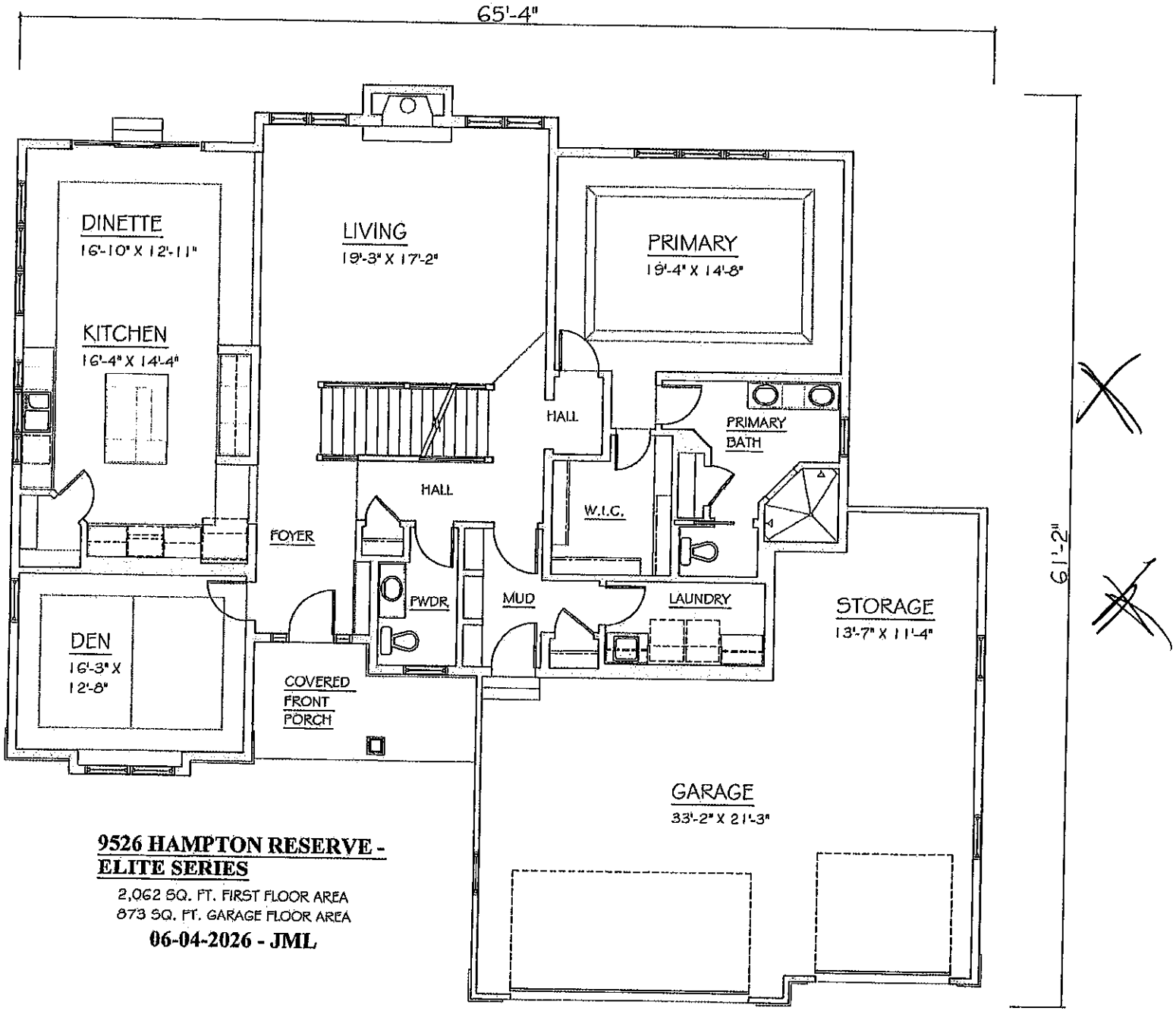
METROPOLITAN BUILDERS ASSOCIATION

EQUAL HOUSING OPPORTUNITY

9526 - HAMPTON RESERVE - ELITE SERIES

06-04-2026 - JML

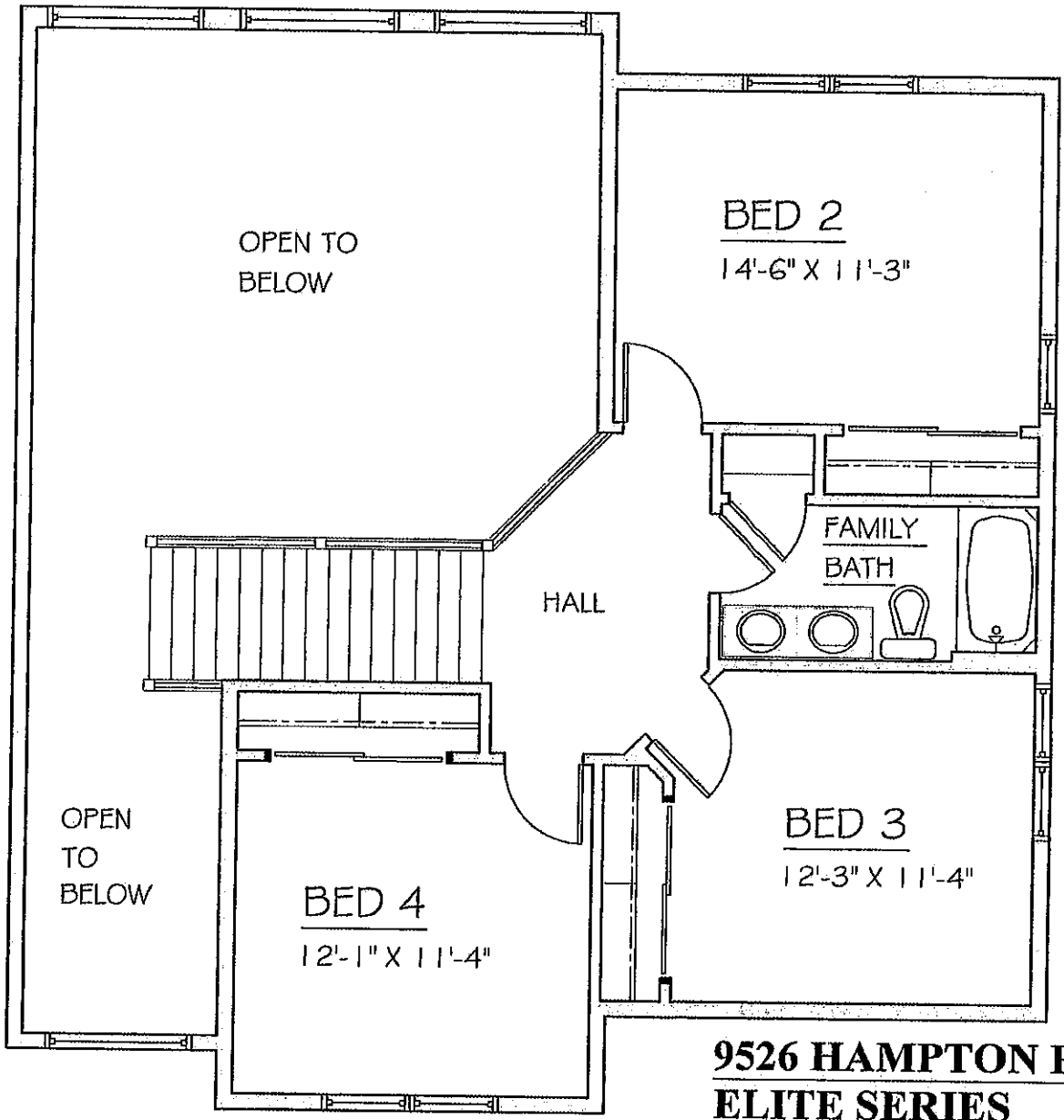
1027 CANDLEBERRY LANE; GRAFTON
LOT 147; SHADY HOLLOW #7



9526 HAMPTON RESERVE - ELITE SERIES

2,062 SQ. FT. FIRST FLOOR AREA
873 SQ. FT. GARAGE FLOOR AREA

06-04-2026 - JML



9526 HAMPTON RESERVE - ELITE SERIES

708 SQ. FT. SECOND FLOOR AREA

06-04-2026 - JML

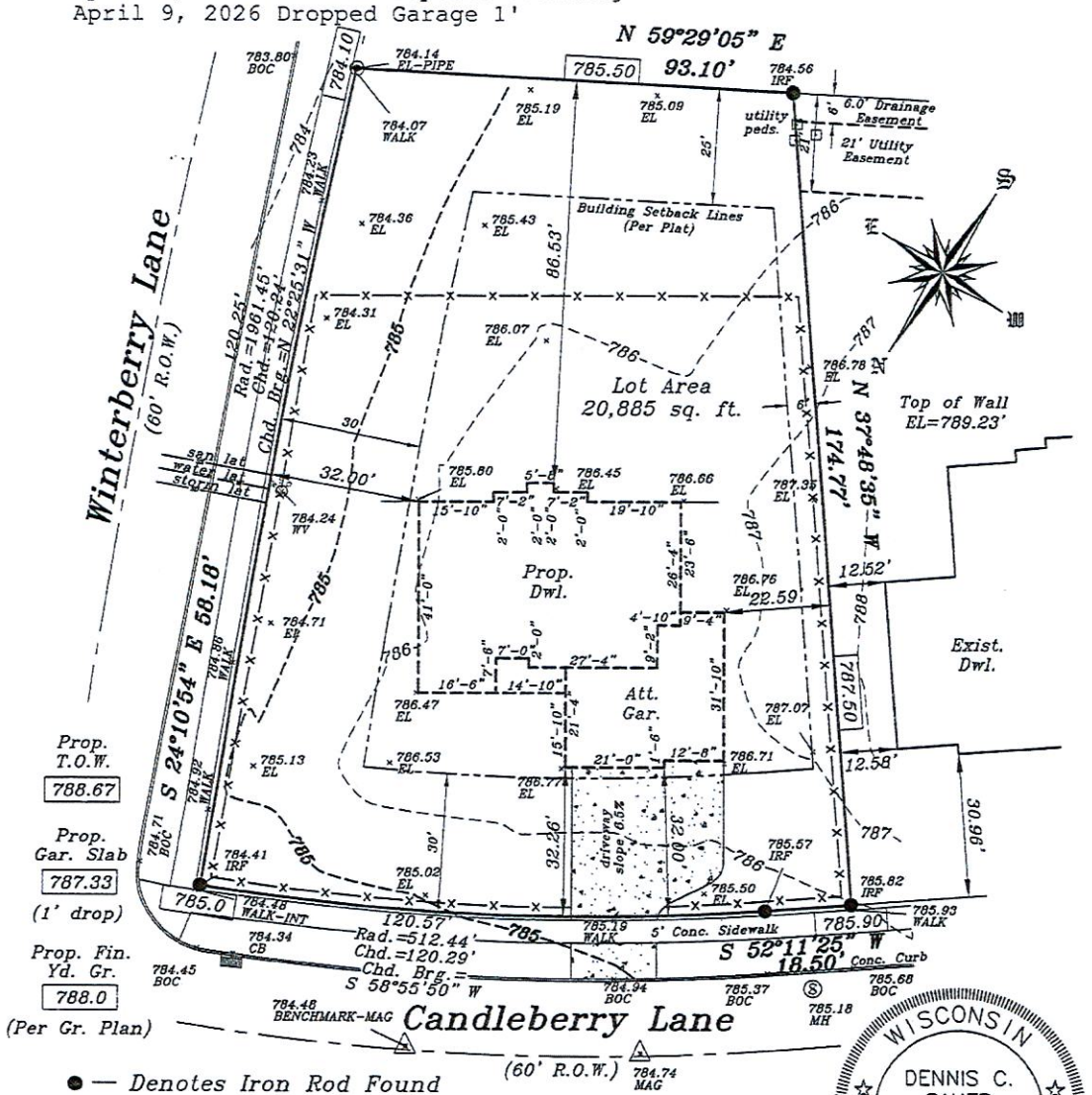
Kaerek Homes
Job No. 9526

PLAT OF SURVEY

LOCATION: 1027 Candleberry Lane, Grafton, Wisconsin

LEGAL DESCRIPTION: Lot 147 in **SHADY HOLLOW PHASE 7 SUBDIVISION**, part of the Northwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 12, being a part of Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

March 24, 2026 (Drawing Only) Survey No. 116669-S
April 6, 2026 Staked Proposed Dwelling
April 9, 2026 Dropped Garage 1'



● — *Denotes Iron Rod Found*
○ — *Denotes Iron Pipe Set*

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

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PROFESSIONAL LAND SURVEYORS

8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
000.0 — *Denotes Proposed Grade*
—x—x—x— *Denotes Proposed Silt Screen*

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED _____

Dennis C. Sauer
Professional Land Surveyor S-2421