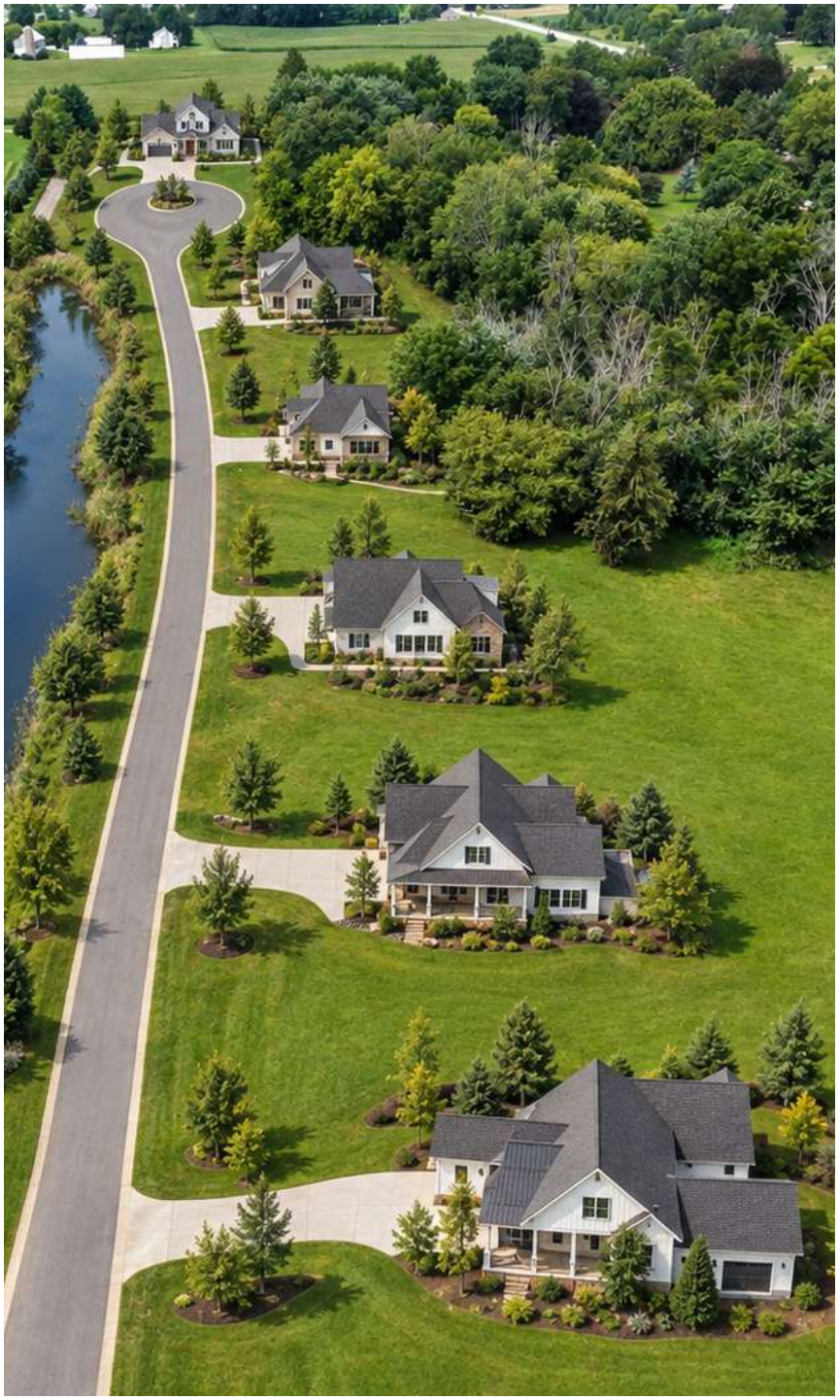


461 HORNS CORNERS

Horns Corners Preserve

6 Lots for Sale in Cedarburg

HOUSEWORKS



The Lots

The lots are arranged along a private shared driveway off Horns Corners Road, which keeps through traffic out and the street quiet.

● Available	Acreage	Price
Lot 1	0.92	$274,900
Lot 2	0.92	$259,900
Lot 3	0.92	$259,900
Lot 4	0.92	$259,900
Lot 5	0.92	$259,900
Lot 6	0.92	$274,900



What you can build

The lots are zoned R-2 Single Family Residential. These are the key requirements from the preliminary plat; your builder will work within them from the first sketch.

Zoning	R-2 Single Family
Minimum building area	2,200 SF ranch 2,800 SF two-story
Front setback	75 ft
Side setbacks	25 ft
Rear setback	25 ft
Wetland buffer	10 ft
Street landscape yard	40 ft
Maximum building height	35 ft

The Homeowners Association

Every lot owner is a member of the Horns Corners Preserve Home Owners Association, with one vote per lot. The developer manages the association until all six lots are sold; then the owners elect a board from among themselves.

What the association covers

The private road: snow and ice removal, repairs, resurfacing, ditches,mail & garbage service boxes, and culverts. The stormwater pond on Outlot 1: inspections, sediment removal, and mowing. The Town does not maintain either.

A few simple rules

Homes are single-family residential. Keep the private road clear: no parking that blocks access, and no storing boats, trailers, RVs, or commercial vehicles on it. Stormwater areas stay as designed.

Dues

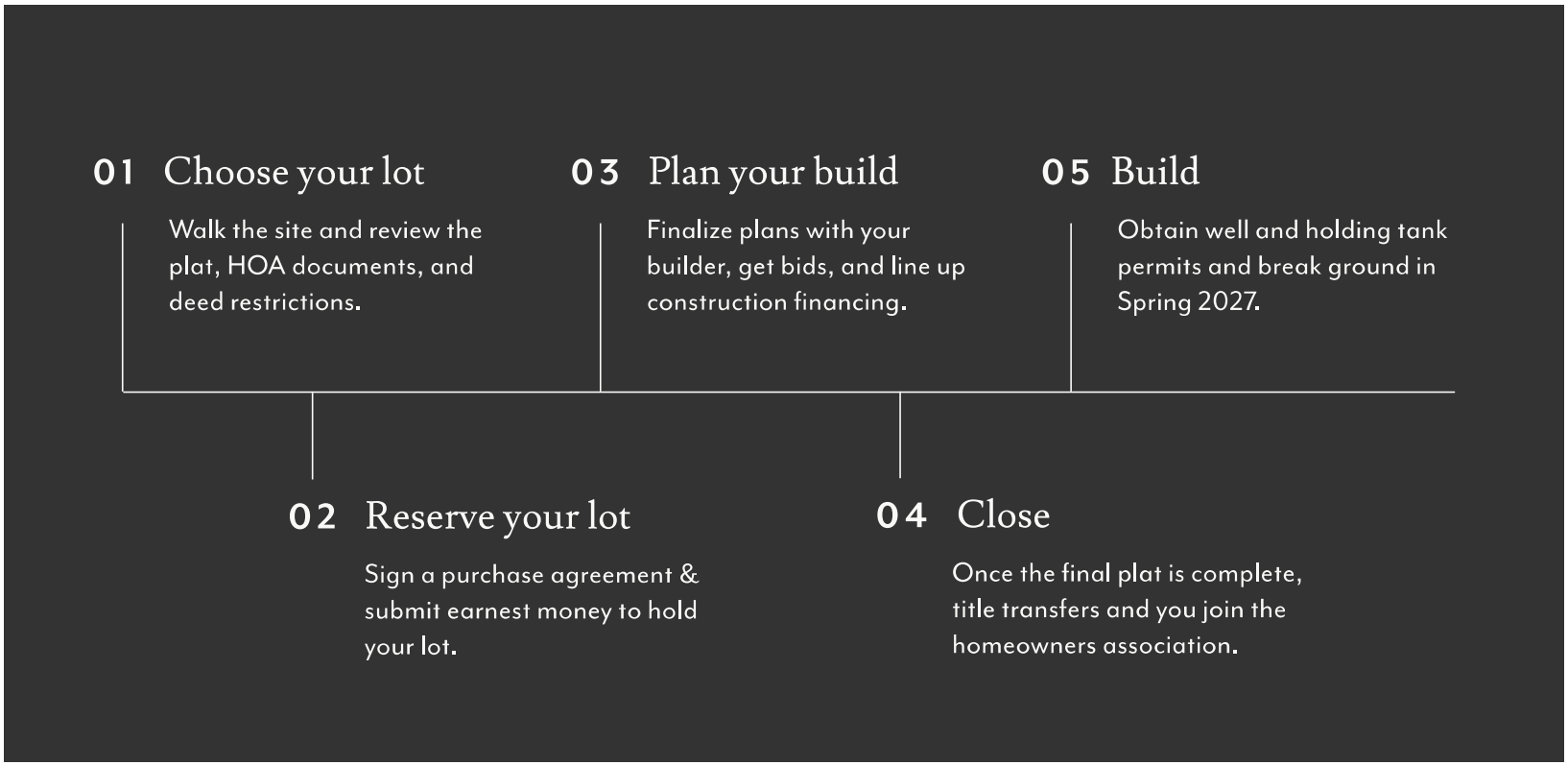
Costs are split equally, one-sixth per lot, through an annual assessment that includes a reserve fund for long-term road and pond repairs. Estimated dues: $500/month. Any special assessment requires a vote of four of the six owners.

Private well and holding tank

Each lot has its own well and holding tank. With no drain field, more of the yard is yours to use, and nothing is released into the soil near the wetlands. The tank is pumped regularly by a licensed hauler under an agreement with the Town.

How does it work?

Lots can be reserved now. Closings take place in Spring 2027, once the final plat is complete with the Town, and the lots are ready to build on at the same time. Reserving now gives you the winter to design your home and line up financing.





Paying for your lot and home

Because closings and groundbreaking both fall in Spring 2027, you can plan the financing for your lot and your home together. Talking with a lender early in the winter gives you time to compare options before you close.

Cash

Buy the lot outright and finance only the construction

Land Loan

Finance the lot on its own; these typically call for a larger down payment and a shorter term than a home mortgage.

Construction Loan

Some lenders can include the lot purchase in a single loan for the home, often converting to a mortgage once construction is complete.

Recommended lenders

Great Midwest Bank
(262) 784-4400
greatmidwestbank.com

Landmark Credit Union
(262) 796-4500
landmarkcu.com

Summit Credit Union
(262) 375-9600
summitcreditunion.com

We're here to help

Whether you'd like to walk the property, talk through which lot fits your plans, or just ask a few questions, we're glad to help.

Charlie Hutchinson
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