



Located in western Waukee, Prairie Rose is adjacent to Northwest High School. The nearby 66-acre Triumph Park includes many park amenities, including a Miracle League® Field, 15,000-square-foot EPIC Inclusive Playground, and 11-acre pond with accessible fishing pier. Prairie Rose has a variety of lot types for your home needs. Whether you're looking for tree lined lots, water views, or homesites accessible to the trail system, call today to schedule a tour.

**SCHOOLS** (2024 - 2025)\*

Grant Ragan Elementary School (K-5th)

Waukee Middle School (6th-7th)

Waukee Middle School (8th)

Prairieview School (9th)

Northwest High School (10th-12th)

**DISTANCE**

Triumph Park - .38 mi

Casey's - 1.3 mi

Northwest High School - .71 mi

Future Fareway - 1.41 mi

Hy-Vee Fast N Fresh - 1 mi

The Palms - 1.48 mi

\*contact school for most up to date information



**DIRECTIONS:**

FROM HICKMAN @ WARRIOR LANE:  
Drive 3/4 a mile north on N. Warrior Lane. Turn west onto Douglas Parkway then drive a 1/4 mile west. Prairie Rose single-family homesites are on the north and south side of Douglas.



9550 Hickman Rd., Suite 100  
Clive, Iowa 50325

Ph: 515.986.5994  
LMCompanies-inc.com

INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE

# PrairieRose

LOT	ADDRESS	PRICE	TYPE	LOT	ADDRESS	PRICE	TYPE
1	NW WOODMOOR DR/NW PRAIRIE	PENDING	STD	29	NW PRAIRIE ROSE LN/NW MONTEGO CT	PENDING	WO
2	NW WOODMOOR DR/NW PRAIRIE	PENDING	STD	30	NW PRAIRIE ROSE LN/NW COPPERLEAF	PENDING	STD
3	NW WOODMOOR DRIVE	\$114,900	STD	31	NW COPPERLEAF COURT	PENDING	DL/WO
4	NW WOODMOOR DRIVE	\$114,900	STD/DL	35	NW COPPERLEAF COURT	\$144,900	DL
5	NW WOODMOOR DRIVE	\$114,900	STD/DL	36	NW COPPERLEAF COURT	\$129,900	STD/DL
6	NW WOODMOOR DRIVE	\$114,900	STD/DL	37	NW COPPERLEAF COURT	\$124,900	DL
7	NW WOODMOOR DRIVE	\$119,900	STD/DL	38	NW COPPERLEAF COURT	\$124,900	DL
8	NW WOODMOOR DRIVE	\$124,900	DL	39	NW COPPERLEAF COURT	\$119,900	DL
9	NW WOODMOOR DRIVE	\$129,900	DL	40	NW PRAIRIE ROSE LANE	\$109,900	STD
20	NW WOODMOOR DR/NW PRAIRIE	\$99,900	DL	42	NW PRAIRIE ROSE LANE	PENDING	STD
21	NW PRAIRIE ROSE LN/NW MONTEGO CT	\$109,900	STD/DL				
22	NW MONTEGO COURT	PENDING	DL/WO				

Prices subject to change without notice.

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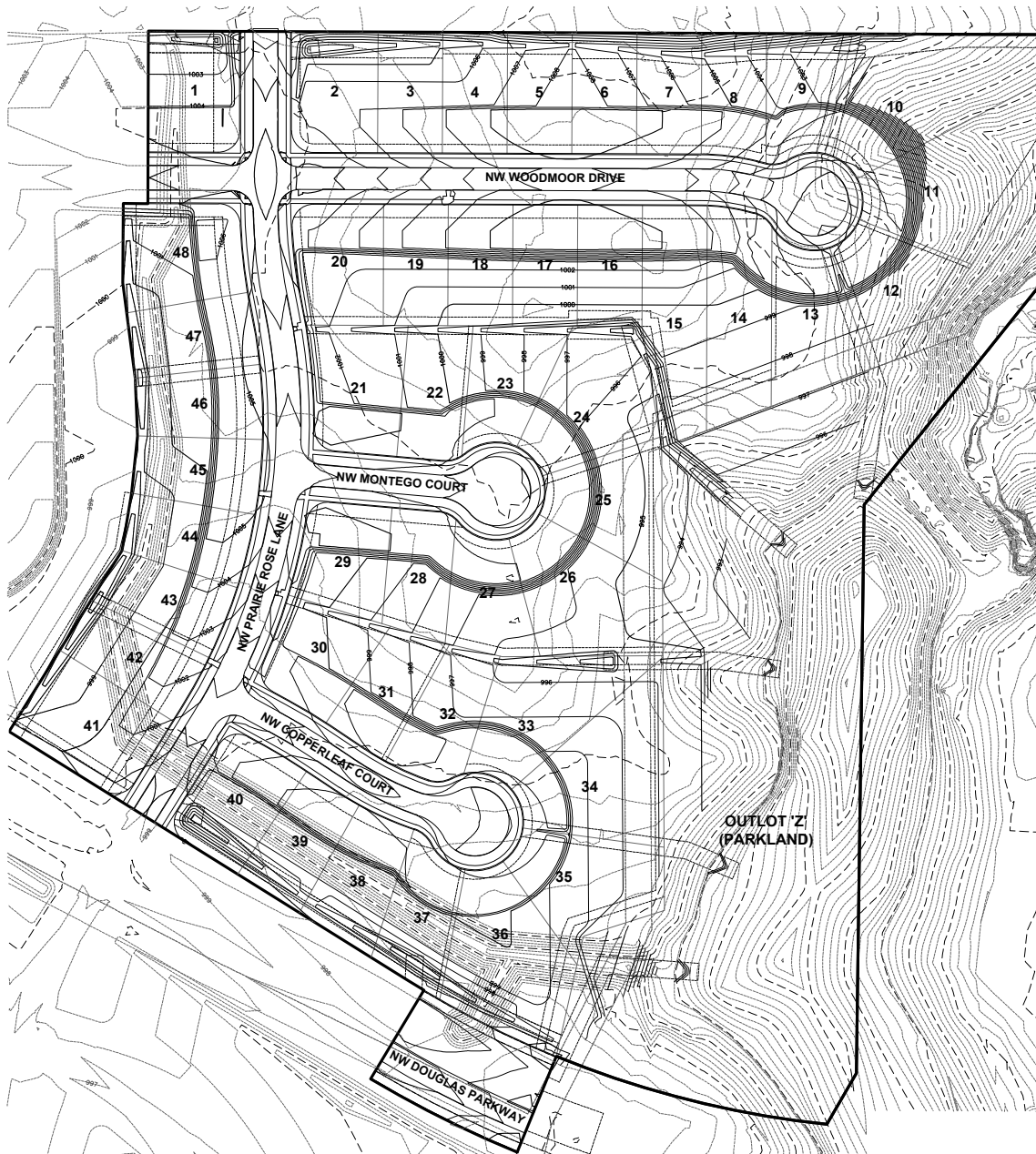
# Prairie Rose

LOT NO.	ADDRESS	LOT (SF)	LOT WIDTH	BUILDABLE WIDTH *	FRONT SETBACK	SIDE SETBACK **	REAR SETBACK	BASEMENT	MOE	MGS
1	NW WOODMOOR DR	14,695	106'	69'	30' ①	7/8'	30'	STD	1004.50	--
2	NW WOODMOOR DR	13,889	100'	63'	30' ①	7/8'	30'	STD	1006.45	--
3	NW WOODMOOR DR	10,500	75'	60'	30'	7/8'	30'	STD	1006.45	--
4	NW WOODMOOR DR	10,500	75'	60'	30'	7/8'	30'	STD	1006.45	--
5	NW WOODMOOR DR	10,500	75'	60'	30'	7/8'	30'	STD	1006.45	--
6	NW WOODMOOR DR	10,500	75'	60'	30'	7/8'	30'	STD	--	1007.57
7	NW WOODMOOR DR	10,500	75'	60'	30'	7/8'	30'	STD	--	1006.07
8	NW WOODMOOR DR	10,758	75'	60'	30'	7/8'	30'	DL	--	1004.57
9	NW WOODMOOR DR	11,990	75'	58'	30'	7/8'	30'	DL	1002.10	--
10	NW WOODMOOR DR	30,001	80'	62'	30'	7/8'	30'	WO	--	983.09
11	NW WOODMOOR DR	27,891	80'	65'	30'	7/8'	30'	WO	--	976.10
12	NW WOODMOOR DR	15,925	80'	62'	30'	7/8'	30'	WO	--	985.19
13	NW WOODMOOR DR	15,543	78'	61'	30'	7/8'	30'	WO	--	998.55
14	NW WOODMOOR DR	18,005	75'	60'	30'	7/8'	30'	WO	--	999.00
15	NW WOODMOOR DR	18,880	75'	60'	30'	7/8'	30'	WO	--	994.80
16	NW WOODMOOR DR	10,500	75'	60'	30'	7/8'	30'	WO	996.50	--
17	NW WOODMOOR DR	10,500	75'	60'	30'	7/8'	30'	WO	996.50	--
18	NW WOODMOOR DR	10,500	75'	60'	30'	7/8'	30'	WO	--	1000.27
19	NW WOODMOOR DR	10,500	75'	60'	30'	7/8'	30'	WO	--	1001.77
20	NW WOODMOOR DR	13,908	105'	68'	30' ①	7/8'	30'	DL	--	1003.27
21	NW MONTEGO COURT	15,320	98'	61'	30' ①	7/8'	30'	DL	--	1001.70
22	NW MONTEGO COURT	11,609	75'	60'	30'	7/8'	30'	DL	--	1000.19
23	NW MONTEGO COURT	12,411	75'	60'	30'	7/8'	30'	WO	996.50	--
24	NW MONTEGO COURT	19,151	75'	57'	30'	7/8'	30'	WO	996.50	--
25	NW MONTEGO COURT	14,772	75'	57'	30'	7/8'	30'	WO	--	995.81
26	NW MONTEGO COURT	20,605	75'	60'	30'	7/8'	30'	WO	996.50	--
27	NW MONTEGO COURT	11,666	75'	60'	30'	7/8'	30'	WO	996.50	--
28	NW MONTEGO COURT	10,640	75'	60'	30'	7/8'	30'	WO	--	999.19
29	NW MONTEGO COURT	12,474	98'	61'	30' ①	7/8'	30'	WO	--	1000.73
30	NW COPPERLEAF COURT	12,675	100'	63'	30' ①	7/8'	30'	STD	--	999.56
31	NW COPPERLEAF COURT	10,939	79'	64'	30'	7/8'	30'	DL/WO	--	998.12
32	NW COPPERLEAF COURT	11,705	79'	64'	30'	7/8'	30'	WO	996.50	--
33	NW COPPERLEAF COURT	18,471	79'	64'	30'	7/8'	30'	WO	996.50	--
34	NW COPPERLEAF COURT	22,801	80'	61'	30'	7/8'	30'	DL	--	997.71
35	NW COPPERLEAF COURT	17,407	75'	57'	30'	7/8'	30'	DL	--	994.82
36	NW COPPERLEAF COURT	22,466	75'	60'	30'	7/8'	30'	STD	999.25	--
37	NW COPPERLEAF COURT	12,091	75'	60'	30'	7/8'	30'	DL	999.25	--
38	NW COPPERLEAF COURT	12,259	75'	60'	30'	7/8'	30'	DL	999.25	--
39	NW COPPERLEAF COURT	11,119	75'	60'	30'	7/8'	30'	DL	999.25	--
40	NW COPPERLEAF COURT	13,999	101'	64'	30' ①	7/8'	30'	STD	999.25	--
41	NW PRAIRIE ROSE LANE	16,992	110'	73'	30' ①	7/8'	30'	STD	999.50	--
42	NW PRAIRIE ROSE LANE	11,747	81'	64'	30'	7/8'	30'	STD	999.50	--
43	NW PRAIRIE ROSE LANE	11,299	83'	66'	30'	7/8'	30'	DL	999.50	--
44	NW PRAIRIE ROSE LANE	11,068	83'	68'	30'	7/8'	30'	WO	999.50	--
45	NW PRAIRIE ROSE LANE	11,235	83'	68'	30'	7/8'	30'	WO	999.50	--
46	NW PRAIRIE ROSE LANE	11,235	83'	66'	30'	7/8'	30'	WO	999.50	--
47	NW PRAIRIE ROSE LANE	11,580	83'	66'	30'	7/8'	30'	WO	999.50	--
48	NW PRAIRIE ROSE LANE	15,759	108'	71'	30' ①	7/8'	30'	DL	999.50	--

NOTE: ① FRONT YARD SETBACK APPLIES TO EACH SIDE OF CORNER LOT  
 \* BUILDABLE WIDTH IS MEASURED FROM THE FRONT OF THE SETBACKS. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT  
 \*\* SIDE SETBACK APPLIES TO EACH SIDE OF THE LOT. 15' TOTAL FOR R-2 ZONING (MIN. 7' ON ONE SIDE)  
 BUILDER RESPONSIBLE FOR PUTTING IN ALL TRAILS/SIDEWALKS ON LOTS PURCHASED

STD STANDARD LOT  
 WO WALKOUT LOT  
 DL DAYLIGHT LOT  
 MOE MIN. OPENING ELEV.  
 MGS MIN. GRADE AT STRUCTURE

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Information contained here deemed reliable but not guaranteed. Consult an experienced engineer to ensure your house plan fits your lot. Pricing subject to change without notice. Covenants and Maintenance Association TBD. Some employees of Landmark Companies are licensed with Landmark Brokerage, Inc. in the state of Iowa.

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## Summary of Most Asked Building Questions

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/ STONE/	MINIMUM GARAGE	FENCE
1 - 48	1,900 SF	1,600 SF	LP/ Hardie	25%	2 car	black vinyl/ pvc

YEARS BEFORE BUILDING	COMPLETION ONCE COMMENCED
2 YEARS	12 MONTHS

STORMWATER AND MAINTENANCE ANNUAL FEE
YES

**See covenants for complete information**

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