



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.



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

SCHOOLS (2023 - 2024)

Radiant Elementary

Trailridge School (6th-7th)

Prairieview School (8th-9th)

Northwest High School (10th-12th)

*see Waukee School District website for boundary changes for 2024-2026

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

PrairieRose

LOT	ADDRESS	PRICE	TYPE	LOT	ADDRESS	PRICE	TYPE
1	NW WOODMOOR DR/NW PRAIRIE ROSE LN	\$94,900	STD	27	NW MONTEGO COURT	\$139,900	WO
2	NW WOODMOOR DR/NW PRAIRIE ROSE LN	\$94,900	STD	28	NW MONTEGO COURT	\$124,900	WO
3	NW WOODMOOR DRIVE	\$114,900	STD	29	NW PRAIRIE ROSE LN/NW MONTEGO CT	\$119,900	WO
4	NW WOODMOOR DRIVE	\$114,900	STD/DL	30	NW PRAIRIE ROSE LN/NW COPPERLEAF CT	\$114,900	STD
5	NW WOODMOOR DRIVE	\$114,900	STD/DL	31	NW COPPERLEAF COURT	\$124,900	DL/WO
6	NW WOODMOOR DRIVE	\$114,900	STD/DL	32	NW COPPERLEAF COURT	\$129,900	WO
7	NW WOODMOOR DRIVE	\$119,900	STD/DL	35	NW COPPERLEAF COURT	\$144,900	DL
8	NW WOODMOOR DRIVE	\$124,900	DL	36	NW COPPERLEAF COURT	\$129,900	STD/DL
9	NW WOODMOOR DRIVE	\$129,900	DL	37	NW COPPERLEAF COURT	\$124,900	DL
16	NW WOODMOOR DRIVE	PENDING	WO	38	NW COPPERLEAF COURT	\$124,900	DL
18	NW WOODMOOR DRIVE	PENDING	WO	39	NW COPPERLEAF COURT	\$119,900	DL
19	NW WOODMOOR DRIVE	\$119,900	WO	40	NW PRAIRIE ROSE LANE	\$109,900	STD
20	NW WOODMOOR DR/NW PRAIRIE ROSE LN	\$99,900	DL	42	NW PRAIRIE ROSE LANE	\$94,900	STD
21	NW PRAIRIE ROSE LN/NW MONTEGO CT	\$109,900	STD/DL	48	NW WOODMOOR DR/NW PRAIRIE ROSE LN	PENDING	DL*
22	NW MONTEGO COURT	\$124,900	DL/WO				
23	NW MONTEGO COURT	\$139,900	WO				

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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 prior to closing. There will be no seller or developer warranty. All MPE's and MOE's are for reference only. Please refer to local city and/or project engineer for MPE's and MOE's. Lot widths are an approximate measurement and are not always drawn where a house will be placed on the Lot. Refer to your licensed engineer for scaling and house placement. Seller does not warrant soil conditions. It is recommended Buyer(s) perform such tests as they deem necessary at their own expense. All tests must be approved by Seller before being performed. Prices are subject to change without notice. Some employees of Landmark are licensed agents with Landmark Brokerage, Inc. in the state of Iowa.

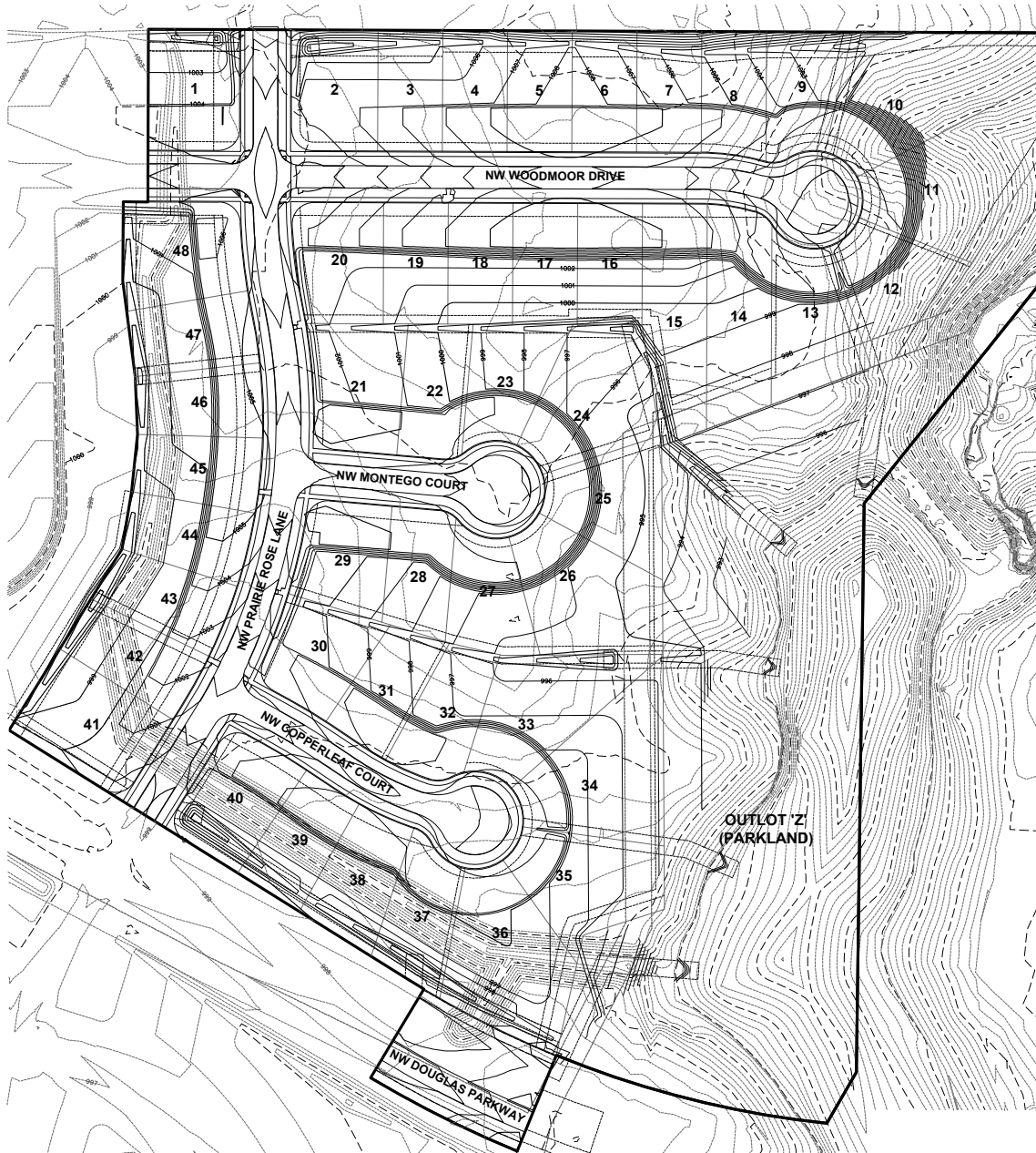
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LOT NO.	ADDRESS	LOT (SF)	LOT WIDTH	BUILDABLE WIDTH *	FRONT SETBACK	SIDE SETBACK **	REAR SETBACK	BASEMENT	MOE	MGS
1	NW WOODMOOR DR	14,695	106'	69'	30' ①	7/8'	30'	STD	1004.50	--
2	NW WOODMOOR DR	13,889	100'	63'	30' ①	7/8'	30'	STD	1006.45	--
3	NW WOODMOOR 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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