

Located in southwest Waukee, Hamilton Ridge is across the street from the new Sugar Creek Elementary. The nearby Sugar Creek Park is a 4.92-acre park including pickleball courts, playground equipment, walking trails, and more. Hamilton Ridge has a variety of homesites to choose starting at .20 acres up to 1.57 acres. Several tree lined and cul-de-sac lots are still available. Call today to schedule a tour of these homesites and to see the builder spec homes under construction.



SCHOOLS (2024 - 2025)*

Sugar Creek Elementary

Waukee South Middle School (6th-7th)

Timberline School (8th-9th)

Waukee High School (10th-12th)

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

DISTANCE

Waukee Triangle - 3.22 mi

Fareway - 4.84 mi

Kum N Go - 1.39 mi

Fleet Farm - 2.25 mi

Hy-Vee - 4.68 mi

I80 - 1.62 mi (mm 117)

*contact school for most up to date information

DIRECTIONS:

From I80 west in Waukee, take Ute Ave. north 1-mile. Turn west onto Ashworth Rd. Hamilton Ridge is a 1/2 mile to the west, on the south side of Ashworth, directly across the street from Sugar Creek Elementary & Park.



9550 Hickman Rd., Suite 100
Clive, Iowa 50325

Ph: 515.986.5994
LMCompanies-inc.com

INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE

HOMESITES: \$94,900 to \$204,900

 HAMILTON RIDGE

LOT	ADDRESS	PRICE	TYPE
6	HARRINGTON WAY	\$97,900	STD
7	HARRINGTON WAY	\$95,900	STD
14	HARRINGTON WAY	\$144,900	DL

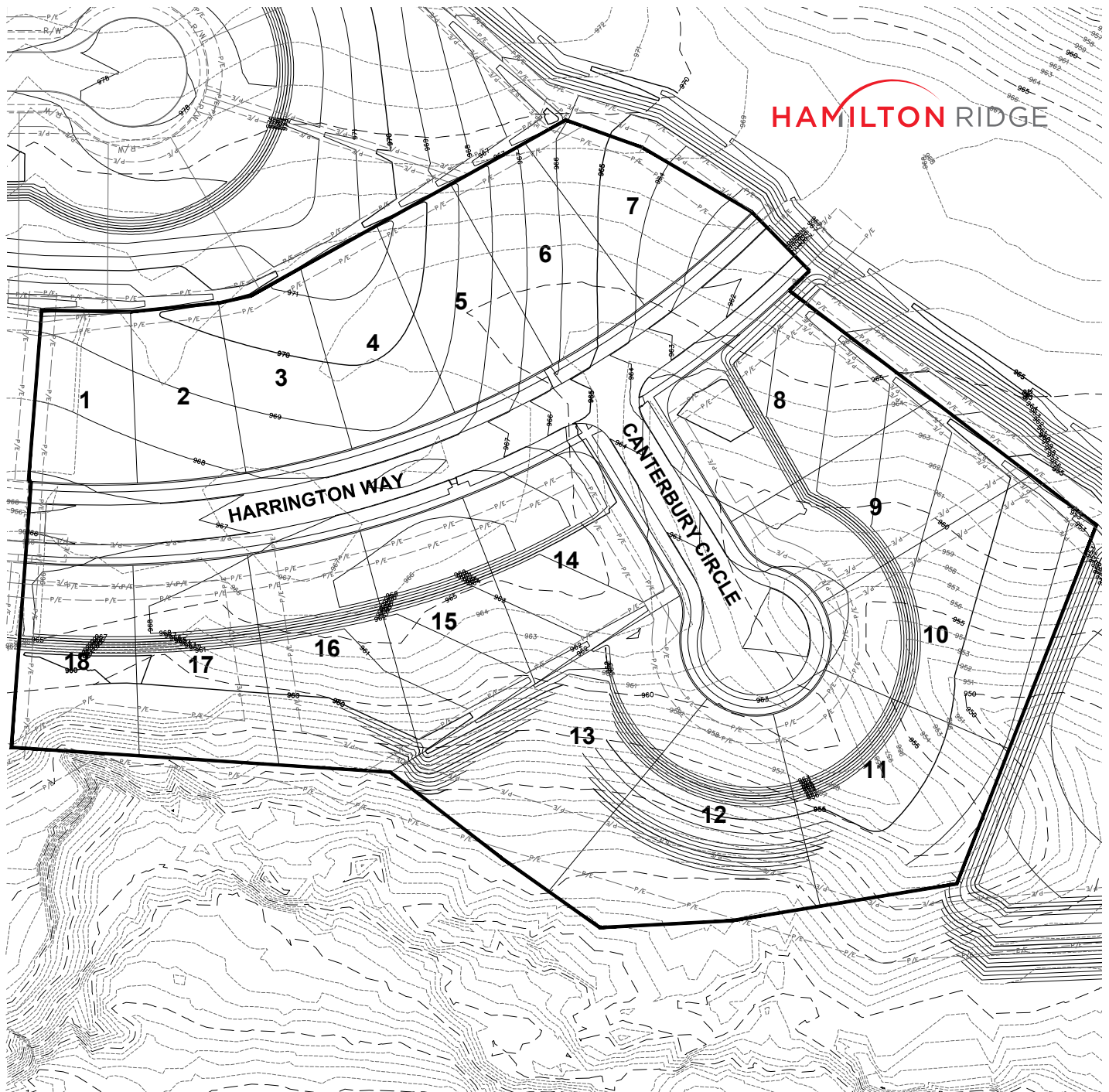
Prices subject to change without notice.

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.

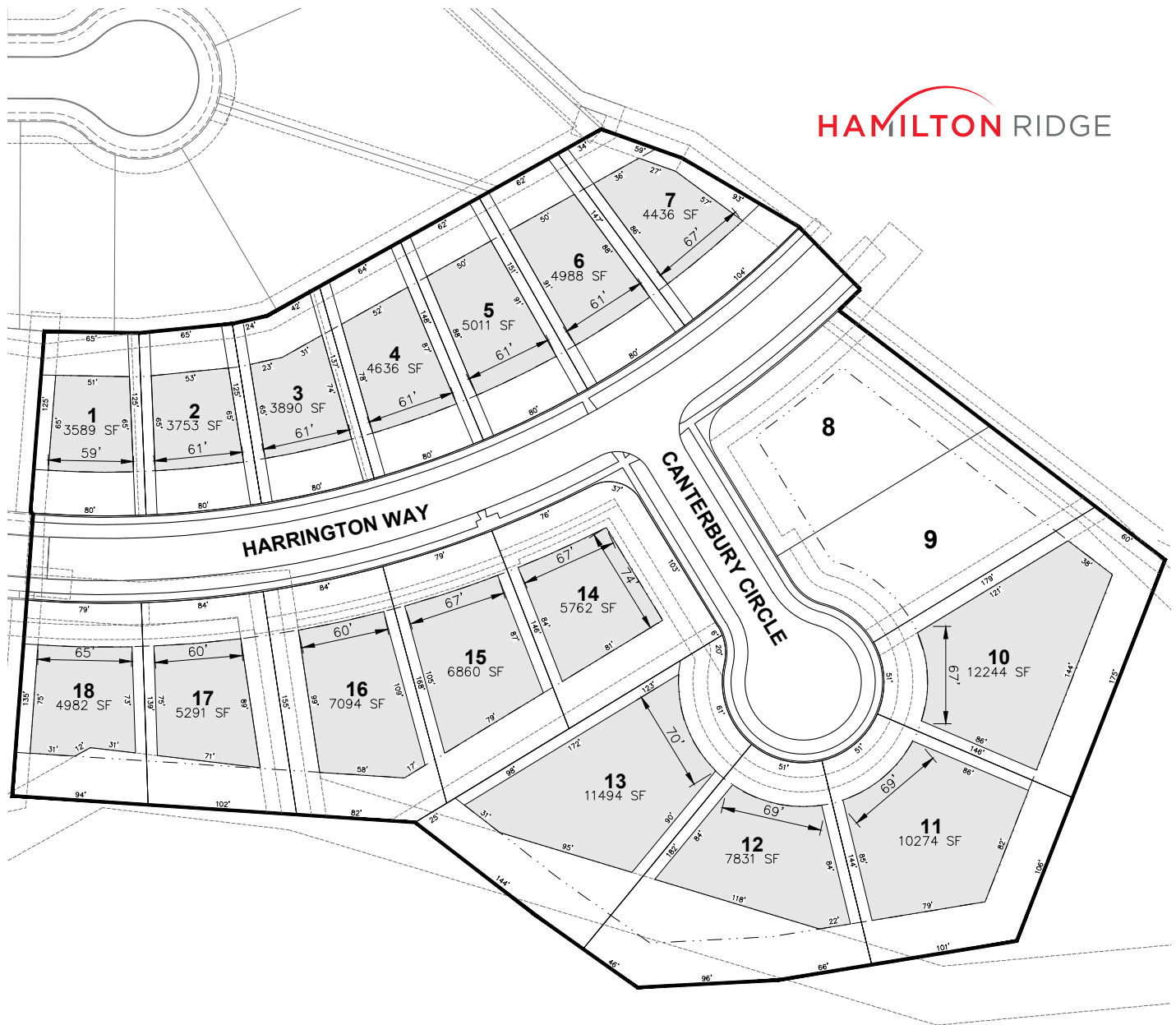
HAMILTON RIDGE

LOT NO.	ADDRESS	LOT (SF)	LOT WIDTH	BUILDABLE WIDTH *	FRONT SETBACK	SIDE SETBACK **	REAR SETBACK	BASEMENT	MOE	MGS
1	HARRINGTON WAY	9,056	76'	59'	30'	7'/8'	30'	STD	--	--
2	HARRINGTON WAY	9,056	76'	61'	30'	7'/8'	30'	STD	--	--
3	HARRINGTON WAY	9,299	76'	61'	30'	7'/8'	30'	STD	--	--
4	HARRINGTON WAY	10,161	76'	61'	30'	7'/8'	30'	STD	--	--
5	HARRINGTON WAY	10,596	76'	61'	30'	7'/8'	30'	STD	--	--
6	HARRINGTON WAY	10,569	76'	61'	30'	7'/8'	30'	STD	--	--
7	HARRINGTON WAY	10,397	91'	67'	30'	7'/8'	30'	STD	--	--
8	CANTERBURY CIRCLE	16,698	108'	70'	30' ①	7'/8'	30'	WO	955.00	--
9	CANTERBURY CIRCLE	15,050	85'	68'	30'	7'/8'	30'	WO	955.00	--
10	CANTERBURY CIRCLE	22,568	86'	67'	30'	7'/8'	30'	WO	953.00	--
11	CANTERBURY CIRCLE	19,248	86'	69'	30'	7'/8'	30'	WO	953.00	--
12	CANTERBURY CIRCLE	20,286	86'	69'	30'	7'/8'	30'	WO	--	943.82
13	CANTERBURY CIRCLE	21,962	86'	70'	30'	7'/8'	30'	WO	--	947.05
14	HARRINGTON WAY	15,159	104'	67'	30' ①	7'/8'	30'	DL	--	963.05
15	HARRINGTON WAY	13,608	82'	67'	30'	7'/8'	30'	WO	--	960.39
16	HARRINGTON WAY	15,556	87'	60'	30'	7'/8'	30'	WO	--	952.80
17	HARRINGTON WAY	13,468	87'	60'	30'	7'/8'	30'	WO	--	952.80
18	HARRINGTON WAY	11,701	82'	65'	30'	7'/8'	30'	WO	959.25	--
NOTE: ① FRONT YARD SETBACK APPLIES TO EACH SIDE OF CORNER LOT								STD	STANDARD LOT	
* BUILDABLE WIDTH IS MEASURED FROM THE FRONT SETBACK. WIDTHS VARY ON SOME LOTS AND MAY BE SMALLER AS YOU PROGRESS INTO THE LOT								WO	WALKOUT LOT	
								DL	DAYLIGHT LOT	
** SIDE SETBACK APPLIES TO EACH SIDE OF THE LOT. 15' TOTAL FOR R-2 ZONING (MIN. 7' ON ONE SIDE)								MOE	MIN. OPENING ELEV.	
								MGS	MIN. GRADE AT STRUCTURE	

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 BUILDABLE AREA

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Summary of Most Asked Building Questions

LOT NUMBERS	MIN. 2-STORY	MIN. RANCH	SIDING	BRICK/ STONE	GARAGE	FENCE
1 - 18	1,800 SF	1,500 SF	LP/ Hardie	25%	2 car	black vinyl/ pvc

YEARS TO BUILD	COMPLETION ONCE COMMENCED
2 YEARS	12 MONTHS

STORMWATER AND MAINTENANCE ANNUAL FEE
YES

See covenants for complete information

