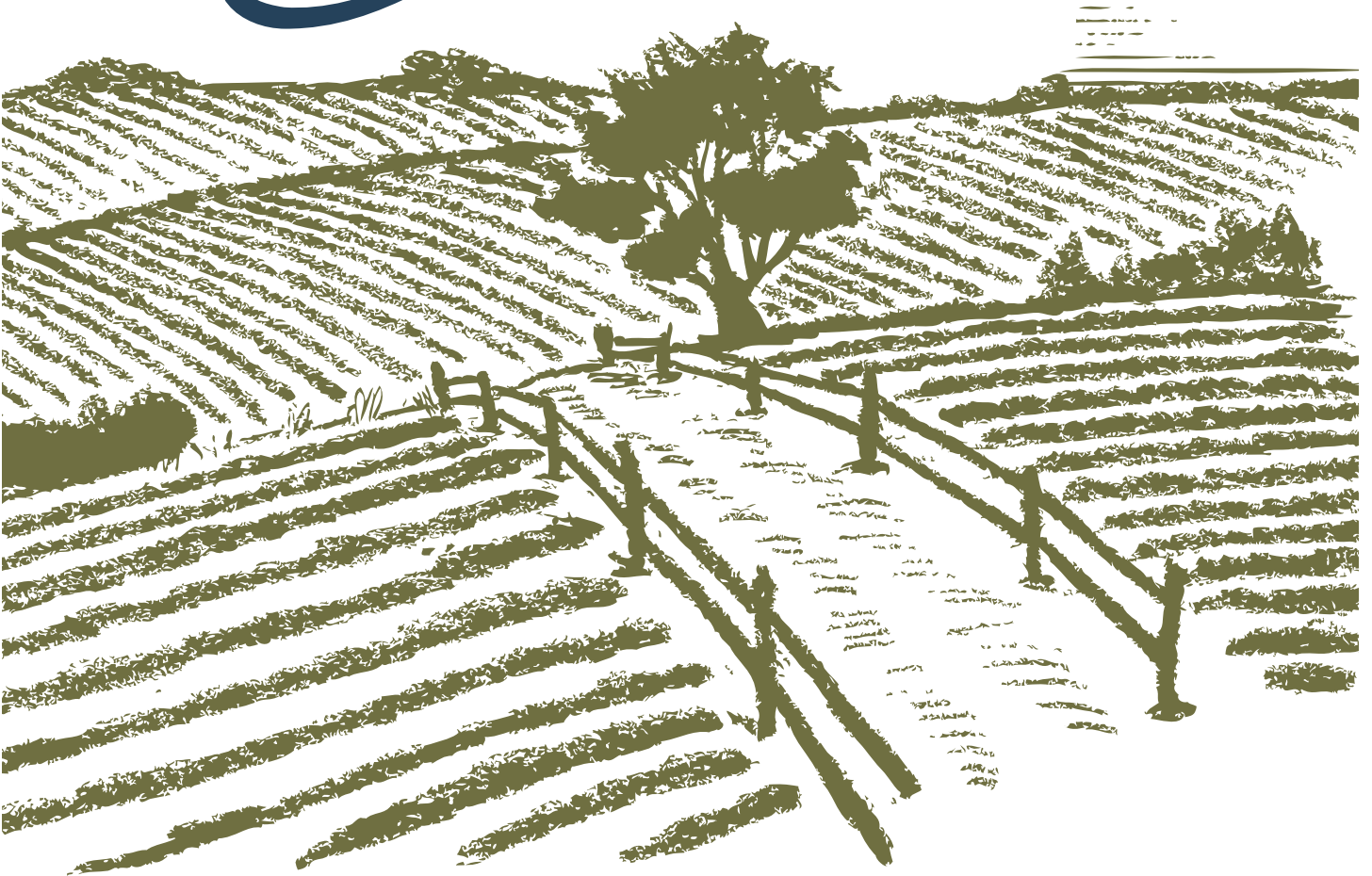


# BV

BELLA VISTA  
ESTATES



## Menomonee Falls

A DEVELOPMENT BY JOHANSSON FARMS, LLC  
WADE BALSON | (262) 246-5022 | WADEB@HALQUISTSTONE.COM



**House Minimum Size**

- Ranch: 2,000 sqft
- 1 1/2 Story: 2,200 sqft
- 2 Story Home: 2,400 sqft

**Garage Minimum Size - 600 sqft**

**Minimum Roof Pitch**

- Ranch - 10:12
- 1 1/2 Story - 8:12
- 2 Story - 8:12

**Exterior Requirements**

- Roofing shingles - dimensional
- Siding Materials - 40% natural stone on Front, Fiber Cement or Vinyl
- Uniform mailbox and lamppost
  - Uniform address stone
- No outbuildings, above ground pools or fences will be permitted
- Municipal sewer and water



- CONDOMINIUMS BY BERG DEVELOPMENT
- PHASE 2
- PHASE 3

**School Information**

- K4 - Willow Springs Learning Center
- Elementary - Lannon Elementary
- Intermediate School (5th & 6th)  
Silver Spring Intermediate School
- Middle School (7th & 8th)  
Templeton Middle School
- High School (9th-12th)  
Hamilton High School

LOT #	PRICE	LOT SQFT	EXPOSURE
28	PARADE	15,253	FULL
29	SOLD/PARADE	18,236	FULL
30	PARADE	16,962	FULL
31	SOLD/PARADE	16,441	FULL
32	PARADE	16,672	FULL
33	PARADE	16,377	FULL
34	SOLD/PARADE	15,755	FULL
35	SOLD/PARADE	15,120	FULL
36	SOLD/PARADE	17,099	FULL
37	\$170,000	18,550	PARTIAL SIDE
38	\$170,000	15,545	PARTIAL SIDE
39	\$170,000	16,750	NONE
40	\$170,000	16,885	NONE
41	\$170,000	17,260	NONE
42	\$170,000	17,868	PARTIAL
43	\$170,000	15,300	PARTIAL
44	\$170,000	17,097	PARTIAL SIDE
45	\$170,000	15,063	PARTIAL SIDE
46	\$170,000	15,313	PARTIAL SIDE
47	\$170,000	17,575	PARTIAL SIDE
48	\$210,000	21,553	FULL SIDE
49	<b>SOLD</b>	19,085	PARTIAL
50	<b>SOLD</b>	19,974	FULL
51	\$250,000	28,932	FULL
52	<b>SOLD</b>	28,933	FULL
53	\$415,000	119,366	FULL
54	\$410,000	122,787	PARTIAL
55	\$410,000	124,579	PARTIAL
56	\$410,000	125,789	NONE
57	\$410,000	126,039	NONE
58	\$415,000	166,391	NONE
59	\$415,000	134,392	NONE
60	\$195,000	19,385	PARTIAL
61	<b>SOLD</b>	17,444	PARTIAL
62	<b>SOLD</b>	18,047	NONE
63	\$170,000	17,890	NONE
64	<b>SOLD</b>	17,169	NONE
65	\$170,000	21,000	NONE

**PHASE 3 - VISIT [BELLAVISTAESTATES.NET](http://BELLAVISTAESTATES.NET) FOR ALL THE DETAILS.**

LOT #	PRICE	LOT SQFT	EXPOSURE
66	\$170,000	16,553	PARTIAL
67	<b>SOLD</b>	16,678	PARTIAL
68	\$170,000	15,815	PARTIAL
69	\$170,000	15,321	PARTIAL
70	\$170,000	15,283	PARTIAL
71	<b>SOLD</b>	15,356	PARTIAL
72	<b>SOLD</b>	15,429	PARTIAL
73	\$170,000	15,502	PARTIAL
74	\$170,000	15,806	PARTIAL
75	\$170,000	16,682	NONE
76	PARADE	17,423	NONE
77	<b>SOLD</b>	16,803	NONE
78	PARADE	15,916	PARTIAL SIDE
79	\$170,000	16,072	PARTIAL SIDE
80	\$170,000	15,485	NONE
81	\$170,000	15,348	NONE
82	\$170,000	15,336	NONE
83	\$170,000	15,332	NONE
84	\$170,000	15,329	NONE
85	\$170,000	15,326	NONE
86	\$170,000	15,323	NONE
87	\$170,000	16,921	NONE
88	\$170,000	17,294	NONE
89	<b>SOLD</b>	23,950	FULL
90	\$205,000	17,167	FULL
91	<b>SOLD</b>	17,820	FULL
92	<b>SOLD</b>	17,793	FULL
93	\$205,000	17,409	FULL
94	\$205,000	17,019	FULL
95	<b>SOLD</b>	16,630	FULL
96	<b>SOLD</b>	16,241	FULL
97	<b>SOLD</b>	15,581	FULL
98	<b>SOLD</b>	15,508	FULL
99	<b>SOLD</b>	15,632	FULL
100	\$205,000	16,362	FULL
101	<b>SOLD</b>	17,049	FULL
102	\$205,000	17,025	FULL
103	\$205,000	16,884	FULL



**PHASE 1**  
28 RANCH STYLE  
CONDOMINIUMS BY  
BERG DEVELOPMENT

# PHASE 2 AVAILABILITY



■ SOLD

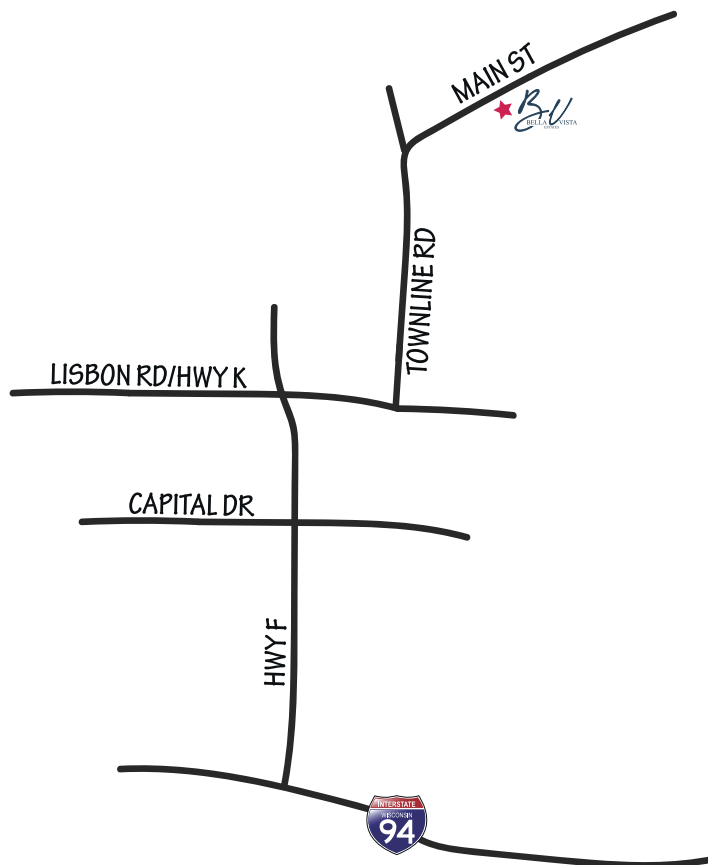
LOT #	PRICE	LOT SQFT	EXPOSURE
1	\$175,000	22,162	NONE
3	\$205,000	15,195	FULL
5	\$205,000	20,002	FULL
8	\$230,000	25,940	FULL
10	\$230,000	24,030	FULL
11	\$230,000	24,030	FULL
13	\$230,000	24,030	FULL
14	\$230,000	24,038	FULL
16	\$230,000	20,390	FULL
21	\$185,000	18,308	FULL
22	\$165,000	19,929	NONE
26	\$165,000	17,062	NONE

VISIT [BELLAVISTAESTATES.NET](http://BELLAVISTAESTATES.NET)  
FOR CURRENT AVAILABILITY

\*All lot prices subject to change without notice.

# BV

BELLA VISTA  
ESTATES



## Directions

Bella Vista Estates is located in the Village of Menomonee Falls on the south side of Main Street, just east of the Townline Road Roundabout. From I-94 take exit 295, Hwy F north for 4.5 miles to Lisbon Road/Hwy K. Turn right on Hwy K to Townline Road. Turn left on Townline Road and follow 2 miles until Roundabout. Turn the first right onto Main Street. Subdivision entrance will be on the southside of Main Street.

FOR MORE INFORMATION, CONTACT  
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