

PRE-SELLING HOME SITES

Cherese Woods - A Covenant Community
MacArthur and 119th St. W.



Now pre-selling Phase 1! Suburban new home development lots at Cherese Woods. Conveniently located at 119th St West and MacArthur, Cherese Woods was developed to offer a variety of lot sizes, from 1.1 to 3.2 acres, many with heavy timber and lake ownership! Scenic lake lots and open space between neighbors means more options for out buildings and landscape design. Suburban rural location, yet close in with paved roads, underground utilities, and popular Goddard and St. Peter the Apostle schools.

FOR MORE INFORMATION:



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Lot	Lot Acres	Tract Acres	Total Acres	Price	Notes
1	1.1 ac		1.1 ac	\$54,900	
2	1.1 ac		1.1 ac	\$49,900	
3	1.1 ac		1.1 ac	\$54,900	
4	1.1 ac		1.1 ac	\$44,900	
5	1.6 ac		1.6 ac	\$49,900	
6	1.1 ac		1.1 ac	\$42,900	
7	1.1 ac		1.1 ac	\$42,900	
8	1.1 ac		1.1 ac	\$54,900	
9	1.3 ac		1.3 ac	\$44,900	
10	1.3 ac		1.3 ac	\$49,900	
11	1.6 ac	1.5 ac	3.1 ac	\$94,900	
12	1.3 ac	1.5 ac	2.8 ac	\$99,900	
13	1.1 ac	1.5 ac	2.6 ac	\$94,900	
14	1.3 ac	1.0 ac	2.3 ac	\$99,900	
15	1.1 ac	1.0 ac	2.1 ac	\$99,900	
16	1.3 ac	.7 ac	2.0 ac	\$89,900	
17	1.0 ac	1.5 ac	2.5 ac	SOLD	
18	1.1 ac	2.0 ac	3.1 ac	\$99,900	
19	1.5 ac	1.7 ac	3.2 ac	\$99,900	
20	1.2 ac	1.9 ac	3.1 ac	\$84,900	wetland inc.

NEARBY AMENITIES AND EMPLOYERS

- Goddard schools
- St. Peter the Apostle school
- Dwight D. Eisenhower National Airport
- Textron and Aircraft Manufacturing
- West Wichita shopping and entertainment
- Tex Consolver and Auburn Hills Golf Courses
- Pretty Prairie Park and Sedgwick County Conservation
- Lake Afton and Public Observatory

Minimum Standards:

- Lots 1-10: 1400 sf minimum, 3 car garage, 6/12 roof pitch, 50% brick or stone
- Lots 11-20: 1500 sf minimum, 3 car garage, 6/12 roof pitch, 50% brick or stone
- 30 year weather wood composition shingle
- Accessory buildings must compliment home
- Fencing and minimum landscape standards
- Architecture control and covenants for community continuity and aesthetics

Underground utilities:

- City of Wichita water
- Alternative septic
- Westar Electric
- Natural gas

Estimated Specials:

- Lots 1-16 \$20,812.50+ interest (Paved Roads)
- Lots 1-20 \$6,632.90+ interest (City Water)
- H.O.A. dues \$480/year (\$200 initiation fee)



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