



New pricing 8/30/10
Priced to sell \$99,900 to \$189,900.



Welcome to Meadowbrook Village in Pewaukee

SEVEN DIFFERENT FLOOR PLANS—CHOOSE ONE TO MATCH YOUR LIFESTYLE

Each floor plan is designed with private balcony or patio, private front entry, and direct access to your own garage. Large windows access panoramic lake country, golf course, and nature views. Located in and surrounded by conservancy lands and Willow Run Golf Course, Meadowbrook Village Condominiums offer you a tranquil haven where you'll refresh and re-energize yourself over and over. Meadowbrook Village Condominiums. So *affordable*, so wonderful, so YOU!

Conveniently located just off Interstate 94 at Highway G (Meadowbrook Road), The Village consists of 147 units in 21 buildings located within the 210 acre Meadowbrook Farms subdivision and situated on a lovely 40-acre site partially surrounded on all four sides by nature and two sides by the Willow Run Golf Course.

A magnificent clubhouse complex with entertainment facilities, Wi-Fi, exercise room, tennis courts, outdoor swimming pool, and hot tub spa.

N16W26535 Meadowgrass Circle, Pewaukee, WI 53072

194 to Hwy G north 3/4 mile to E. Fieldhack (past Spice Creek Condos) Meadowbrook Village at end of development. All models are in building 21- are marked and now for sale.

OPEN HOUSE HOURS: TUESDAY 3 to 5 pm; SATURDAY & SUNDAY 1 to 4:00 pm



New construction condos!

Clubhouse amenities include fitness room, kitchen and entertaining area, Wi-Fi, Tennis court, Spa and oh yes the Pool!

Vacation at home. Customizing welcome! There are 7 models to choose from priced at \$99,900-\$189,900.

Private entry, open concept design. Master suites. Full appliance package includes washer and dryer! Gas fireplaces make it cozy.

Luxury design features. Attached garages some with extra storage areas. 9ft and cathedral ceilings. Patio and Balcony extend living area.

Walking community. Lake Country Recreational Bike trail close by. Pond, courtyard and conservancy views available. Established project.

Appliances Included: Dishwasher, Disposal, Microwave Oven, Range, Refrigerator, Washer/Dryer

Pets Permitted: Yes

Common Amenities: Clubhouse, Exercise Room, Wi-Fi in clubhouse, Handicap Access, Outdoor Pool, Tennis Court, Hot Tub/Whirlpool

Occupancy: 45-60 Days for customizing, Immediate for the models.

School District: Waukesha **HS:** Waukesha North **MS:** Horning **ES:** Meadowbrook

Direct: 414/699.REBA Email: rebecca@shorewest.com Website: www.rebecca.shorewest.com
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Your Meadowbrook Village Real Estate Team



Rebecca Sprague



Kim Farnsworth



Shawn Roth



WWW.MEADOWBROOK-VILLAGE.COM / WWW.CONDOSWISCONSIN.NET

MEADOWBROOK VILLAGE / MAP OF AVAILABLE CONDOS FOR SALE



MODELS
FOR SALE

Meadowbrook Village

New 7/20/2010 pricing:
(lowered from \$149,900 to \$250,000)

MODEL A \$99,900-119,900

First Floor: 1 BD, 1 BA, 1.5 Garage
Building: 20A - \$119,900
Model A: 21A - \$99,900 FIRM
26A - SOLD
34A - \$119,000
35A - \$119,900
36A - \$119,900 (ADA)

MODEL B \$109,900-139,900

Second Floor: 1 BD, 1 BA, 1.5 Garage
Building: 26B - \$129,900
Model B: 21B - \$109,900 FIRM
27B - \$129,900
34B - \$139,900 (Pond view)
35B - \$129,900
36B - \$129,900
37B - \$129,900

MODEL C \$124,900-149,900

Second Floor: 1 BD, 1 BA, Den, 1.5 Garage
Building: 26C - \$139,900
Model C: 21C - \$124,900 FIRM
27C - SOLD
32C - SOLD
34C - \$149,900 (Pond view)
35C - SOLD (Pond view)
36C - \$139,900

MODEL D \$149,900-169,900

Second Floor: 2 BD, 2 BA, 2.5 Garage
Building: 36D - \$169,900
Model D: 21D - \$149,900 FIRM

MODEL E \$179,900

First Floor: 2 BD, 2 BA, 2 Garage
Building: 20E - Accepted Offer
Model E: 21E - SOLD
31E - \$179,900 (Courtyard)
34E - \$179,900 (Pond view)
35E - \$179,900 (Pond view)
36E - \$179,900 (Courtyard)
37E - \$179,900 (Courtyard)

MODEL F \$149,900-169,900

Second Floor: 2 BD, 2 BA, 2 Garage
Model F: 21F - \$149,900 FIRM
Building: 35F - \$169,900 (Pond view)
36F - \$169,900 (Courtyard)

MODEL G \$189,900

Townhome: 2 BD, 2.5 BA, 2 Garage
Building: 20G - \$189,900
Model G: 21G - Accepted Offer
27G - \$189,900
35G - \$189,900
36G - \$189,900
37G - \$189,900

STANDARD SPECIFICATIONS

Exterior Walls: "Cultured" stone with vinyl siding.

Windows: Vinyl, Insulated Low E.

Included Appliances: Refrigerator, Range, Microwave Oven, Dishwasher, Washer/Dryer.

Roofing: Timberline 30 yr. dimensional shingle.

Countertops: Kitchen and bathrooms: Plastic laminate.

Flooring:
Kitchen: sheet vinyl
Dining Room/Living Room/Bedrooms: carpeting
Bathrooms: sheet vinyl

Cabinets: Stained Wood.

Balcony/Patio: Concrete patio 1st floor, wood deck 2nd floor.

Finish Hardware: Schlage 626 lever handles, dull chrome, residential grade.

Prewiring: Units will be pre-wired for telephones and cable tv.

Lighting: Lighting provided in kitchen, bathrooms, and entrances.

Plumbing: Double bowl kitchen sink, single lever faucets, garbage disposal, Fiberglass tub/shower enclosure in bathrooms per plan.

Common Walls: Double layered party walls.

Painting: Walls and ceilings - one coat of texture and one coat of off-white flat. Interior trim painted semi-gloss white to match walls and ceilings.

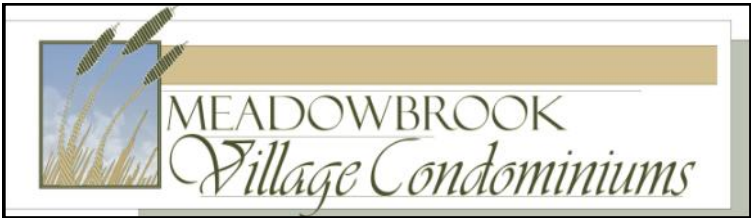
Seller reserves the right to make substitutions of specified items with similar items of equal or better specifications.

Customizing with Nonn's Design Showplace

(Ask a Meadowbrook real estate sales agent)

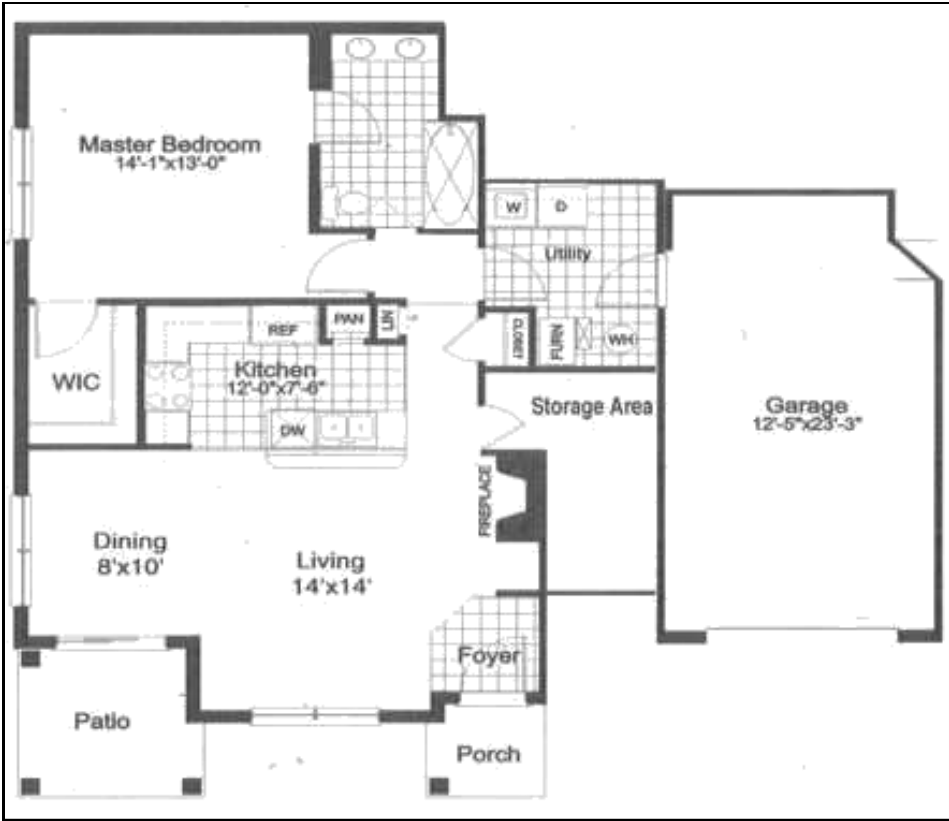
1707 Hwy 164 S, Waukesha (262) 446-6810
www.nonnsdesignshowplace.com
www.nonnsflooring.com

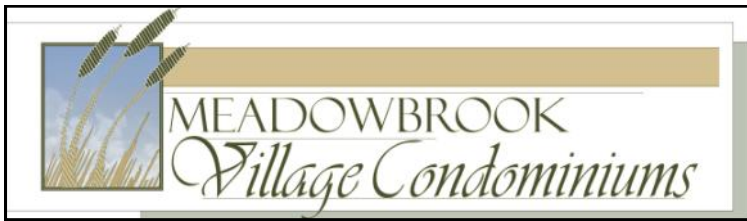
Cabinetry – Countertops – Flooring



Unit A

- ◆ First floor unit
- ◆ Ranch floor plan
- ◆ One bedroom, one bath.
- ◆ One car garage
- ◆ 916 Sq. Ft. (not including garage)

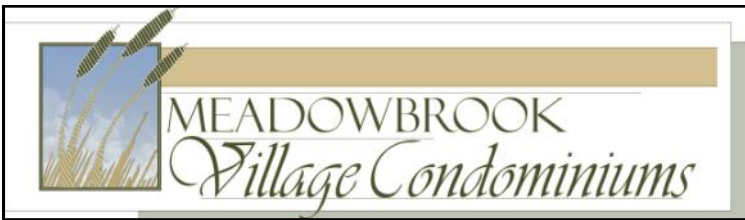




Unit B

- ◆ Second floor unit
- ◆ Ranch floor plan
- ◆ One bedroom, one bath.
- ◆ One car garage
- ◆ 1087 Sq. Ft. (not including garage)






Unit C

- ♦ Second floor unit
- ♦ Ranch floor plan
- ♦ One bedroom, Den, one bath.
- ♦ One car garage
- ♦ 1169 Sq. Ft. (not including garage)

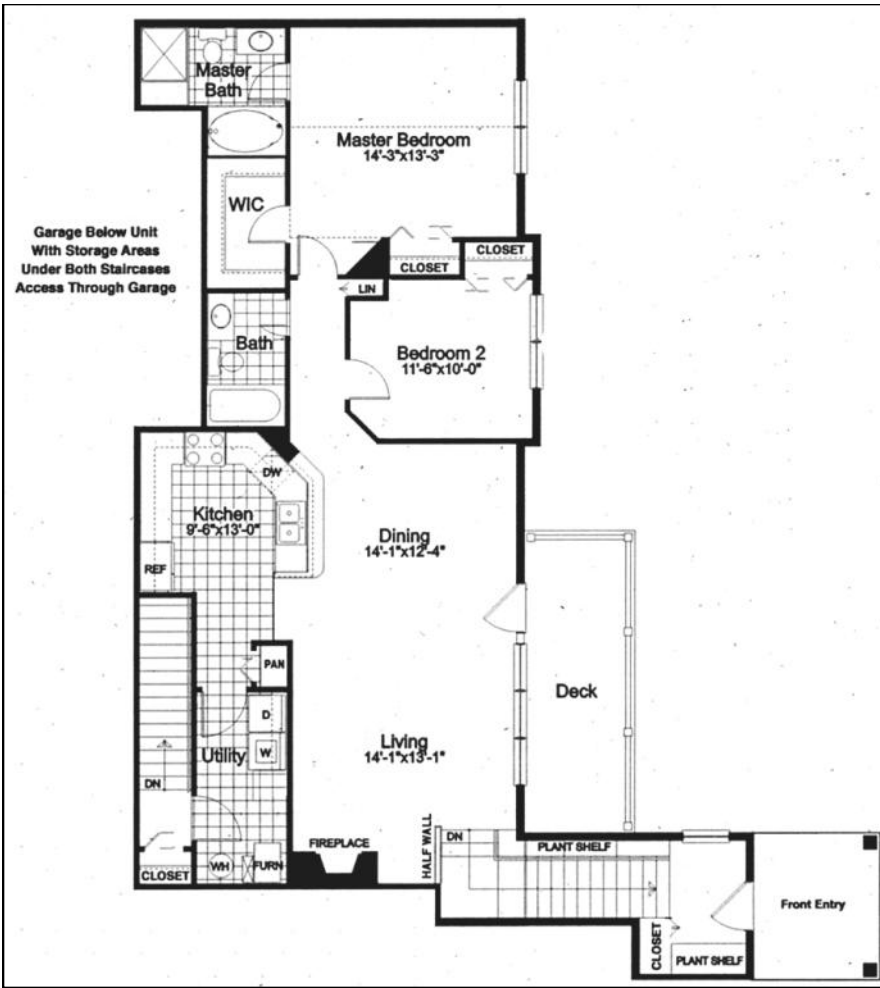


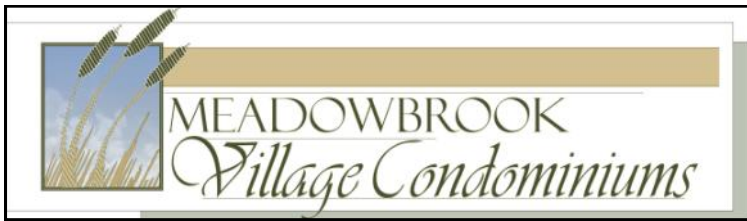


MEADOWBROOK
Village Condominiums

Unit D

- ◆ Second floor unit
- ◆ Ranch floor plan
- ◆ Two bedrooms, two baths.
- ◆ Two & 1/2 car garage
- ◆ 1429 Sq. Ft. (not including garage)

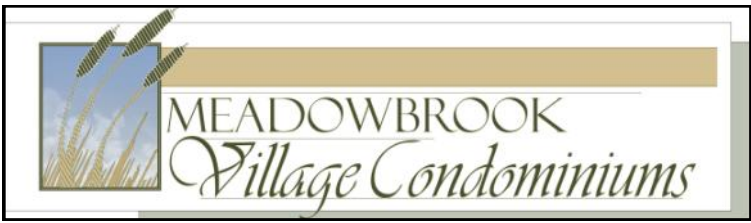




Unit E

- ◆ First floor unit
- ◆ Ranch floor plan
- ◆ Two bedrooms, two baths.
- ◆ Two car garage
- ◆ 1281 Sq. Ft. (not including garage)

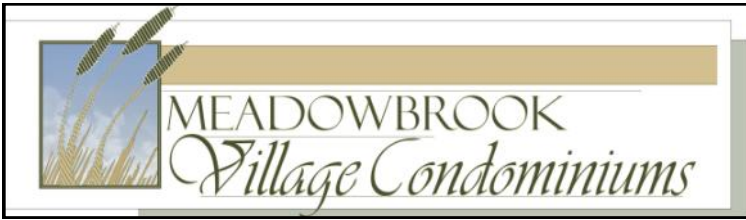




Unit F

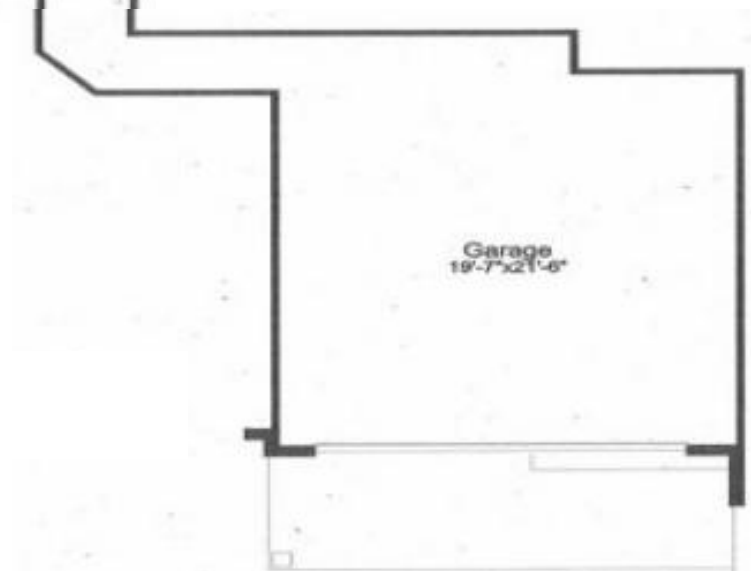
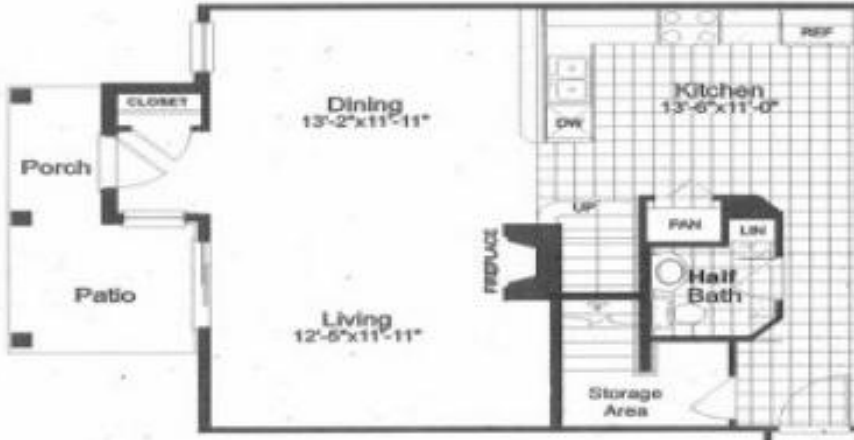
- ◆ Second floor unit
- ◆ Ranch floor plan
- ◆ Two bedrooms, two baths.
- ◆ Two car garage
- ◆ 1474 Sq. Ft. (not including garage)

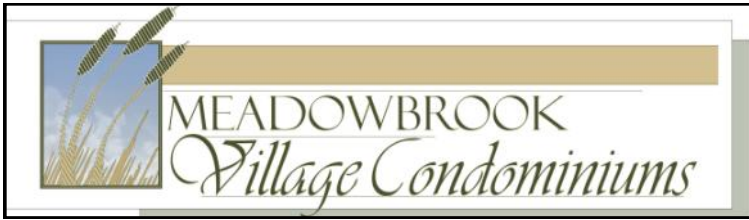




Unit G

- ◆ First floor plan
- ◆ Two story Townhouse unit
- ◆ Two bedrooms, two & half baths.
- ◆ Two car garage
- ◆ 1450 Sq. Ft. (not including garage)





Unit G

- ◆ Second floor plan
- ◆ Two story Townhouse unit
- ◆ Two bedrooms, two & half baths.
- ◆ Two car garage
- ◆ 1430 Sq. Ft. (not including garage)





 MEADOWBROOK
Village Condominiums



The clubhouse complex is for Meadowbrook Village residents only. Two tennis courts, a resort-style swimming pool and spa are outside. Club-style entertainment and kitchen facilities, flat panel tv, Wi-Fi and gym quality fitness room. Condo fee \$175/mo



The Lake Country Recreational Trail for walkers, biking, and runners is about 1/2 mile south of Meadowbrook Village.

Direct: 414/699.REBA Email: rebecca@shorewest.com Website: www.rebecca.shorewest.com
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<http://www.condoswisconsin.net/Meadowbrook.html>