

The Preserve

of Saint John



**Lots available
TODAY!**

**PHASE 3
COMING
SUMMER
2018**



- Available
- Contact Builder
- Sold

WINDOWS • DOORS
Andersen



SCHILLING
DEVELOPMENT

JACK SLAGER (MANAGER)
219-365-6000
SCHILLINGDEVELOPMENT.COM

The Preserve

o f S a i n t J o h n

Phase 1

LOT #	AVG. DIMS	FEATURES	PRICE	BUILDER
3	80' x 150'	Walkout, Backs to trees	PENDING	PENDING
9	80' x 150'	Daylight, Backs to trees	(219) 365-0818	Van Baren
11	80' x 150'	Daylight, Backs to trees	(219) 688-8457	Nicolas Michael
13	85' x 150'	Backs to Outlot	(219) 365-6931	Eggett Builders
14	85' x 150'	Backs to Outlot	(219) 218-8337	Sublime Homes
15	80' x 150'	Backs to Outlot	(847) 608-1000	West Point
16	80' x 150'	Backs to Outlot	(219) 808-3781	Dutch Mill
18	86' x 150'	Backs to Outlot	(219) 281-6161	Newcastle Homes
20	86' x 150'	Backs to Outlot	(219) 281-6161	Newcastle Homes
25	90' x 140'	Cul-de-sac	\$89,800	AVAILABLE
31	80' x 140'	Backs to Outlot	(847) 608-1000	West Point
32	80' x 142'	Backs to Outlot	(219) 808-3781	Dutch Mill
34	80' x 156'	Flat Lot	(219) 322-0906	Enigenburg
37	100' x 160'	Big walkout	(219) 365-6931	Eggett Builders
38	80' x 160'	Extra deep, Flat	(219) 365-6931	Eggett Builders
39	80' x 164'	Extra deep, Flat	(219) 765-5535	Van DerAA
41	100' x 165'	Big corner	\$74,800	AVAILABLE
42	80' x 166'	Extra Deep	\$75,800	AVAILABLE
43	80' x 164'	Extra Deep	\$76,800	AVAILABLE
44	80' x 162'	Extra Deep	\$76,800	AVAILABLE
45	80' x 164'	Extra Deep	\$76,800	AVAILABLE
47	80' x 153'	Backs to Outlot	(219) 746-8189	Vater Const.
48	80' x 150'	Backs to Outlot	(219) 322-3303	Cook Builders
49	80' x 150'	Backs to Outlot	(847) 608-1000	West Point
50	80' x 150'	Backs to Outlot	(219) 313-6017	Scheerings & Devries
51	80' x 150'	Backs to Outlot	(219) 365-0818	Van Baren
52	80' x 150'	Backs to Outlot	(847) 608-1000	West Point
55	100' x 130'	Wide lot	\$74,800	AVAILABLE

Phase 2 (cont.)


LOT #	AVG. DIMS	FEATURES	PRICE	BUILDER
66	90' x 150'	Daylight, Walkout, Trees	(219) 213-9717	JTSS, Inc
68	90' x 165'	Trees, Backs to Outlot	(219) 322-0906	Enigenburg
69	90' x 180'	Trees, Backs to Outlot	(219) 218-8337	Sublime Homes
70	90' x 200'	Trees, Backs to Outlot	(219) 322-0906	Enigenburg
71	90' x 210'	Daylight, Extra deep, Outlot	(219) 218-8337	Sublime Homes
74	90' x 160'	Daylight, Back to Outlot	(219) 365-6931	Eggett Builders
75	90' x 140'	Daylight, Back to Outlot	(219) 808-3781	Dutch Mill
76	90' x 175'	Daylight, Extra deep, Outlot	(219) 281-6161	Newcastle Homes
77	90' x 180'	Daylight, Extra deep, Outlot	(219) 281-6161	Newcastle Homes
79	100' x 150'	Corner, Flat lot	\$83,800	AVAILABLE
80	90' x 150'	90' Wide Flat Lot	\$85,800	AVAILABLE
81	90' x 150'	90' Wide Flat Lot	\$85,800	AVAILABLE
82	90' x 150'	90' Wide Flat Lot	(219) 746-9416	Trademark Group
83	90' x 150'	90' Wide Flat Lot	(219) 922-9574	Dabrowski Const.
84	90' x 150'	90' Wide Flat Lot	\$85,800	AVAILABLE
85	90' x 150'	90' Wide Flat Lot	\$85,800	AVAILABLE
86	90' x 150'	90' Wide Flat Lot	\$85,800	AVAILABLE
87	110' x 150'	Corner, Flat lot	\$83,800	AVAILABLE
88	110' x 160'	Corner, Flat lot	\$77,800	AVAILABLE
89	80' x 155'	Flat Lot	\$76,800	AVAILABLE
90	80' x 150'	Flat Lot	\$76,800	AVAILABLE
91	80' x 150'	Daylight	\$76,800	AVAILABLE
92	80' x 150'	Daylight	\$76,800	AVAILABLE
93	80' x 150'	Daylight	\$76,800	AVAILABLE
94	80' x 150'	Daylight	\$76,800	AVAILABLE
95	80' x 155'	Daylight	\$76,800	AVAILABLE
96	80' x 165'	Daylight	\$76,800	AVAILABLE
97	80' x 170'	Daylight	PENDING	PENDING
98	100' x 165'	Daylight Corner, Extra Deep	\$76,800	AVAILABLE
99	100' x 150'	Corner, Backs to Outlot	(219) 688-8457	Nicolas Michael
100	80' x 150'	Backs to Outlot	(219) 281-6161	Newcastle Homes
101	80' x 150'	Backs to Outlot	(219) 808-3781	Dutch Mill
102	80' x 150'	Backs to Outlot	(219) 746-9416	Trademark Group
103	80' x 150'	Backs to Outlot	(219) 922-9574	Dabrowski Const.
104	80' x 160'	Backs to Outlot	(219) 381-1433	Sutter Homes
105	80' x 165'	Backs to Outlot	(773) 477-1600	Micor Homes
106	80' x 160'	Backs to Outlot	(773) 477-1600	Micor Homes
108	80' x 150'	Flat Lot	\$76,800	AVAILABLE
109	120' x 170'	Big Corner, Daylight	\$79,800	AVAILABLE

Phase 2

LOT #	AVG. DIMS	FEATURES	PRICE	BUILDER
58	170' x 280'	Executive Lot / Trees	\$169,800	AVAILABLE
59	170' x 250'	Executive Lot / Trees	\$179,800	AVAILABLE
60	150' x 250'	Executive Lot / Trees	\$189,800	AVAILABLE
61	140' x 280'	Executive Lot / Trees	\$199,800	AVAILABLE
62	140' x 240'	Executive Lot / Walkout	\$179,800	AVAILABLE
64	150' x 250'	Executive Lot / Walkout	PENDING	PENDING

Summary of Restrictive Covenants

ALL LOTS:

- Architectural Approval required for all elevations- windows or doors must be present on all elevations. **No vinyl siding.**
- A reasonable minimum architecture detail will be required to help ensure home values for all homeowners.
- Glass and/or special architectural details required on all overhead garage doors.
- Homeowners Association for maintenance of Entrances, Detention Ponds and Common areas.
- All homes require light post to be purchased and installed by buyer
- All homes will have a common mailbox style. (No brick)
- All homes require sod front and sides with automatic irrigation.
- Any fencing must be wrought iron style and requires individual approval.
- Only In-Ground pools allowed.
- All homes shall have wood clad Andersen  brand windows.
- No Bi-level, Tri-level, Quad- level, pre-fab or slab homes.
- Please call 219-365-6000 with any questions for clarification.

Payment Terms and Conditions

- \$5,000 deposit per.
- Close on lots within 30 days.

Contact our office at 219-365-6000 for latest information.

STANDARD LOTS (Lots 1-55, Unit 1) (Lots 88-109, Unit 2):

- Ranch minimum 2000 sq. ft., I-1/2 story minimum 2200 sq. ft., 2 story minimum 2400 sq. ft.
- 2 car attached garage minimum, Roof pitch minimum 8/12, exceptions upon review.
- 25% brick or stone front exterior excluding dormers. Other exceptions upon review.
- Minimum 2" trees required: 2 parkway, 1 front yard, 2 rear yard

PREMIUM LOTS (Lots 65-87, Unit 2):

- Ranch minimum 2400 sq. ft., I-1/2 story minimum 2600 sq. ft., 2 story minimum 2800 sq. ft.
- 3 car garage minimum, Roof pitch minimum 8/12, exceptions upon review.
- 50% brick or stone front exterior excluding dormers. Other exceptions upon review.
- Minimum 2" trees required: 3 parkway, 2 front yard, 2 rear yard

ESTATE LOTS (Lots 56-57, Unit 1) (Lots 58-64, Unit 2):

- Ranch minimum 2800 sq. ft., I-1/2 story minimum 3000 sq. ft., 2 story minimum 3200 sf.
- 3 car SIDE-LOAD garage minimum, Roof pitch minimum 8/12, exceptions upon review
- 75% brick or stone front exterior excluding dormers. Exceptions upon review.
- Minimum 2" trees required: 4 parkway, 3 front yard, 4 rear yard

- NO CONSTRUCTION UNTIL HOME PLANS AND SITE PLANS ARE APPROVED
- VARIANCES MAY BE GRANTED FOR SPECIAL ARCHITECTURAL FEATURES
- INITIAL ASSOCIATION DUES SET AT \$400 ANNUALLY PER LOT
- **Architectural Approval required for all elevations- windows or doors must be present on all elevations. Windows and/or special architectural details required on all overhead garage doors. A reasonable minimum architecture detail will be required to help ensure home values for all homeowners and will be reviewed before permits may be applied for. If in doubt, please clarify with the development manager before committing to a presold contract.**

*Pricing and availability subject to change 4/6/18