

# PRAIRIE RIDGE

## PELLA, IA

### FREQUENTLY ASKED QUESTIONS



#### WHAT TO KNOW ABOUT THE DEVELOPMENT

### OVERVIEW

- 94 single family lots
- Price range: \$31.9k to \$54.9k
- Lot size range: 0.11 ac to 0.33 ac
- 50' buildable widths

[VIEW PRICING MAP](#)

1. WHAT IS THE PROCESS OF BUYING A LOT?

- a. To purchase a lot, a house plan and builder need to be selected. The plan & sale price will then be reviewed by the Plan Review Committee, which consists of the City of Pella, Marion County, & the developer. Once the plan is approved you can close on the lot & begin building your home!

2. WHEN DO I HAVE TO START BUILDING?

- a. Building must start within 60 days from closing the lot & your home must finish within 12 months of closing the lot.

3. WHO ARE THE BUILDERS?

- a. See page 2.

4. MAY I HAVE A FENCE AND/OR A SHED?

- a. Yes. See covenants for details!

5. IS THERE AN ASSOCIATION FEE? IF SO, WHAT DOES THAT COVER?

- a. Yes. It's an annual fee of \$150 that covers maintenance expenses such as monument upkeep, retention facilities, insurance for general grounds, etc.

6. ARE THERE ANY COVENANTS?

- a. Yes, you can find them on our website.

7. WHO ARE THE INTERNET PROVIDERS?

- a. Pella Fiber

8. IS IT IN CITY LIMITS?

- a. Yes!

9. IS THERE A TREE REQUIREMENT?

- a. Yes. See covenants for details!

10. IS THERE A TAX ABATEMENT?

- a. No, tax abatement is not available.

11. CAN I COMBINE 2 LOTS?

- a. No, two lots can't be combined.

12. IS IT REQUIRED TO USE PELLA DOORS & WINDOWS?

- a. Yes, Pella doors & windows are required.

13. WHO ARE THE UTILITIES PROVIDED BY?

- a. Electric - City of Pella. Gas - Alliant Energy. Water - IRUA. Trash - Midwest Sanitation.



# WHO ARE THE BUILDERS?

## CURRENT PRAIRIE RIDGE BUILDERS



**SAGE HOMES**

[VIEW HOUSE PLANS](#)

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## INTERESTED IN BRINGING YOUR OWN BUILDER?

CONTACT US!

[EMAIL BJ](#)



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