

# 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



**DESTINY HOMES**

[VIEW HOUSE PLANS](#)

CONTACT: Dan Sparks | [dsparks@destinyhomesusa.com](mailto:dsparks@destinyhomesusa.com) | 515-216-1015



**SAGE HOMES**

[VIEW HOUSE PLANS](#)

CONTACT: Kristy Leek | [kristyleekrealtor@gmail.com](mailto:kristyleekrealtor@gmail.com) | 515-639-0075

## INTERESTED IN BRINGING YOUR OWN BUILDER?

CONTACT US!

[EMAIL BJ](#)



BJ STOKESBARY  
Licensed to Sell Real Estate in Iowa

Ph: 515-520-7851

E: [bj@atirealty.com](mailto:bj@atirealty.com)

W: [www.atirealty.com](http://www.atirealty.com)