

# PRAIRIE RIDGE

## PELLA, IA

## FREQUENTLY ASKED QUESTIONS



### WHAT TO KNOW ABOUT THE DEVELOPMENT

## OVERVIEW

- 90 single family lots
- Price range: \$59.9k to \$69.9k
- Lot size range: 0.2 ac to 0.25 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 \$200 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 - Pella Cooperative Electric, Internet - Pella Fiber, Gas - Alliant Energy, Water - IRUA.  
Trash - Midwest Sanitation.



# WHO ARE THE 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



**GREENLAND HOMES**

**VIEW HOUSE PLANS**

CONTACT: Tammy Heckart | [tammy@tammyheckart.com](mailto:tammy@tammyheckart.com) | 515-599-8807



**LITTLE EAGLE**

**VIEW FACEBOOK PAGE**

CONTACT: Russ Van Wyk | [vanwykr@hotmail.com](mailto:vanwykr@hotmail.com) | 641-780-2829

INTERESTED IN **BRINGING YOUR OWN BUILDER?** Contact us!

**EMAIL BJ**



**ATIGROUP**

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)