



Custom Lots at the South Streams

NEC of 204th & Q St. | Omaha, NE 68002

INTENDED PRICE POINT:

\$450,000 - \$700,000

HOME SIZE

Minimum Ground Floor finished living area (SF)	
1 Story	1,750
1.5 Story	1,200
2 Story	1,200

SETBACKS

From Property Line (ft)		From Property Line (ft)	
FRONT	25	SIDE	5
BACK	25	STREET SIDE	15

HOME SIZE:

Ground floor finished living area square footage requirements have been established. A finished living area is considered a space intended for human occupancy that is heated and cooled by a permanent heating system, has finishes consistent with that of a similar single-family dwelling in a similar price point, is directly accessible from another finished living area and is exclusive of garages, storage areas, porches of any type, decks and patios.

ARCHITECTURAL GUIDELINES:

Front elevation shall be covered with 40% or more brick and/or natural stone.

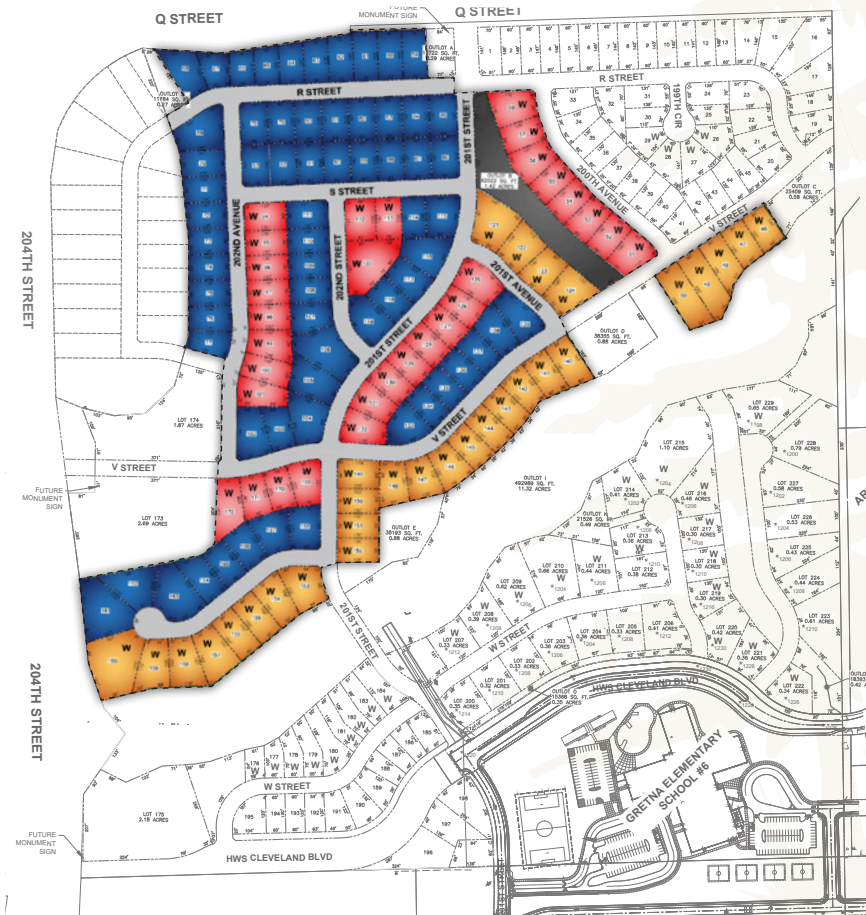
No wood shake shingles or asphalt shingle less than 350 lbs per square. Street side exposed foundation shall be covered with brick or stone.

DRIVEWAYS:

All driveways shall be constructed of concrete and/or paving stones, except that the approach between the sidewalk and curb shall be constructed of concrete. Additionally, the maximum approach width shall be 22' (area between street curb and front property line).

FENCING:

No fence shall be installed without prior approval. All fencing shall be constructed of black wrought iron or aluminum (maximum height of 72").



Woodsonia
Real Estate Inc

(402) 513-9003

www.woodsonia.net



INTENDED PRICE POINT:

\$500,000 +

HOME SIZE

Minimum Ground Floor finished living area (SF)	
1 Story	1,800

SETBACKS

	From Property Line (ft)	From Property Line (ft)		
FRONT	25	SIDE	5	
BACK	25	STREET SIDE	15	

North Villa Lots at the South Streams

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HOME SIZE:

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ARCHITECTURAL GUIDELINES:

Front elevation shall be covered with 50% or more brick and/or natural stone.

No wood shake shingles or asphalt shingle less than 350 lbs per square. Street side exposed foundation shall be covered with brick or stone.

DRIVEWAYS:

All driveways shall be constructed of concrete and/or paving stones, except that the approach between the sidewalk and curb shall be constructed of concrete. Additionally, the maximum approach width shall be 22' (area between street curb and front property line).

FENCING:

No fence shall be installed without prior approval. All fencing shall be constructed of black wrought iron or aluminum (maximum height of 72").



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INTENDED PRICE POINT:

\$550,000 +

HOME SIZE

Minimum Ground Floor finished living area (SF)	
1 Story	1,800

SETBACKS

	From Property Line (ft)	From Property Line (ft)		From Property Line (ft)
FRONT	25	SIDE	5	
BACK	25	STREET SIDE	15	

South Villa Lots at the South Streams

NEC of 204th & Q St. | Omaha, NE 68002

HOME SIZE:

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ARCHITECTURAL GUIDELINES:

Front elevation shall be covered with 50% or more brick and/or natural stone. A minimum of 50% of garage door exposure shall be side-loaded.

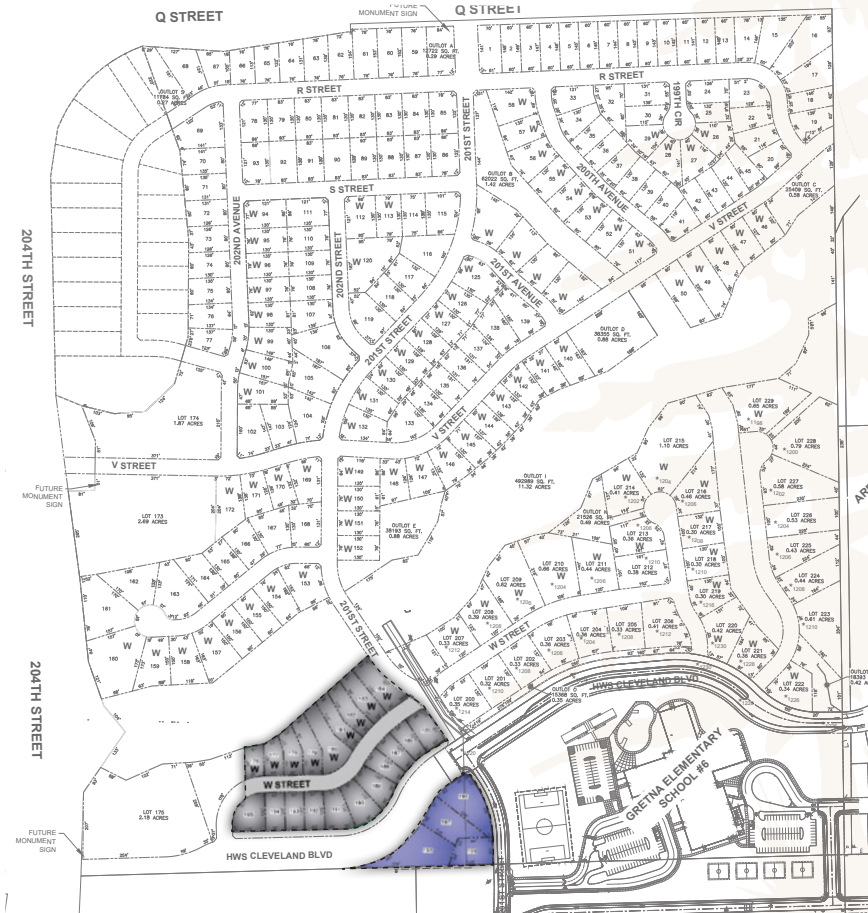
No wood shake shingles or asphalt shingle less than 350 lbs per square. Street side exposed foundation shall be covered with brick or stone.

DRIVEWAYS:

All driveways shall be constructed of concrete and/or paving stones, except that the approach between the sidewalk and curb shall be constructed of concrete. Additionally, the maximum approach width shall be 22' (area between street curb and front property line).

FENCING:

No fence shall be installed without prior approval. All fencing shall be constructed of black wrought iron or aluminum (maximum height of 72").



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Estate Lots at the South Streams

NEC of 204th & Q St. | Omaha, NE 68002

INTENDED PRICE POINT:

\$750,000 +

HOME SIZE

Minimum Ground Floor finished living area (SF)	
1 Story	2,200
1.5 Story	1,900
2 Story	1,900

SETBACKS

From Property Line (ft)		From Property Line (ft)	
FRONT	25	SIDE	5
BACK	25	STREET SIDE	15

HOME SIZE:

Ground floor finished living area square footage requirements have been established. A finished living area is considered a space intended for human occupancy that is heated and cooled by a permanent heating system, has finishes consistent with that of a similar single-family dwelling in a similar price point, is directly accessible from another finished living area and is exclusive of garages, storage areas, porches of any type, decks and patios.

ARCHITECTURAL GUIDELINES:

Front elevation shall be covered with 50% or more brick and/or natural stone. A minimum of 50% of garage door exposure shall be side-loaded. Street side exposed foundation shall be covered with brick or stone.

No wood shake shingles or asphalt shingle less than 350 lbs per square. Street side exposed foundation shall be covered with brick or stone.

DRIVEWAYS:

All driveways shall be constructed of concrete and/or paving stones, except that the approach between the sidewalk and curb shall be constructed of concrete. Additionally, the maximum approach width shall be 22' (area between street curb and front property line).

FENCING:

No fence shall be installed without prior approval. All fencing shall be constructed of black wrought iron or aluminum (maximum height of 72").



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