

Village Gardens Lot Information & Details

To reserve a lot in Village Gardens you must first determine the current ownership of the lot:

1. **Builder reserved lot:** If the lot has the builder's initials (from the key on the bottom of the Original & 1st Addition map) on the lot, then you should contact that specific builder directly. You can request for a builder to 'swap' lots with another Village Gardens builder if you have a specific builder you are interested in using.
2. **Unreserved Lot:** Any lot that does not have an 'R' or a builder's initial on the lot is available for reservation. Determine the lot you are interested in and select a builder from the Village Gardens team. Your builder will then help you officially reserve the lot with Village Gardens.
3. **Reserved Lot:** The lots with an 'R', have been previously reserved by another homeowner and are unavailable.

After you have determined which lot and builder you are interested in:

1. Your builder will help you to determine the architectural style and floor plan of the home you want to build. Your builder will then prepare the necessary documents to review with our Architectural Review Committee.
2. Your builder will then execute the Lot Reservation and Purchase agreement for your lot which includes a 5% down payment for the lot paid to Village Gardens and \$900 earnest money paid to your builder for the architectural review fees. (The \$900 would be credited back to you when you build your home with your builder.)
3. Your builder will then close on the lot 30 days after the Lot Purchase Agreement is executed. The builder may transfer title to the homebuyer during closing on the lot with Village Gardens by executing an Assignment document.

Why are Village Gardens Lots Unique?

Every lot sold in Village Gardens includes additional benefits. These benefits include:

1A) Plan Library: Ability to select a plan from the Village Gardens Plan Library, including:

- Four hours of design time and one hour of meeting time with the architectural team, to personalize and make minor revisions to the existing plans.
 - The creation of the site plans necessary for the City of Lincoln approval to construct the home.
- OR

1B) VGAC Review: One review by the Village Gardens Architectural Committee (VGAC) of proposed custom house plans meeting the architectural standards of Village Gardens.

2) Landscape Allowance: A beginning landscape allowance proportionate to the lot size including:

- A Landscape Design Plan executed and performed by Campbells Nursery and Garden Centers for trees, scrubs, evergreens and perennials and their installation.

Village Gardens Lot Specifics:

Rowhouse (A)

Lot dimensions: 20-35' x 110-130'
Primary Dwelling: Min. 500 sf footprint/1000 sf
Lots (incl. Arch & Landscape fees): \$33,500-\$40,000

Townhome (B)

Lot dimensions: 30-36' x 120-145'
Primary Dwelling: Min. 700 sf footprint
Lots (incl. Arch & Landscape fees): \$41,000-\$46,000

Cottage (C1)

Lot dimensions: Min. 35-50' x 120-130'
Primary Dwelling: Min. 700 sf footprint
Lots (incl. Arch & Landscape fees): \$42,000-\$49,500

Village (C2)

Lot dimensions: 45-60' x 105-135'
Primary Dwelling: Min. 900 sf footprint
Lots (incl. Arch & Landscape fees): \$48,500-\$57,500

Neighborhood (D1)

Lot dimensions: Min. 55-75' x 110-135'
Primary Dwelling: Min. 1200 sf footprint
Lots (incl. Arch & Landscape fees): \$61,000-\$73,500

Large Neighborhood (D2)

Lot dimensions: Min. 70-85' x 110-130'
Primary Dwelling: Min. 1500 sf footprint
Lots (incl. Arch & Landscape fees): \$73,000-\$104,500

Manor (E1)

Lot dimensions: Min. 80-110' x 110-140'
Primary Dwelling: Min. 2000 sf footprint
Lots (incl. Arch & Landscape fees): \$103,000-\$145,000

Mansion (E2)

Lot dimensions: Min. 90-115' x 120-200'
Primary Dwelling: Min. 2500 sf footprint
Lots (incl. Arch & Landscape fees): \$153,000-\$200,000

Mansion- Plexes (F) - 6 or 8-plexes

Courtyard Apartments (G) – None available in Addition 1

Loft Apartments (H) – Located in the Village Center

Secondary Dwelling Units - Available on all single-family lots

Price Ranges of Homes

Price range of homes (including lots): Anticipated \$225,000-1,500,000