



FREE Residential Lots Available in The Friendliest Little Town in Wisconsin!

The Village of Colfax is pleased to announce the creation of the **East View Residential Community!**

The Village of Colfax **East View Residential Community** is the first phase of a residential concept located off Dunn Street on the east side of the Village of Colfax.

- ◆ The Village is providing six (6) single family residential lots, **free** to potential homeowners or homebuilders, on a first come, first served basis.
- ◆ All lots are between 14,400 sq. ft and 16,000 sq. ft. in area.
- ◆ All lots are zoned R-1 Single Family Residential and must be used for single family homes.
- ◆ The potential homeowner or homebuilder must complete construction of a single family Residential home within twelve (12) months of signing a Developers Agreement.
- ◆ The Village will provide municipal utilities to the lot.
- ◆ When completed, the lot and home must have a minimum equalized assessed value of \$175,000.
- ◆ For more information, please contact the Village of Colfax Clerk at 715-962-3311.



Located along the Red Cedar River in Western Wisconsin, the Village of Colfax has much to offer! Excellent K-12 school district, local parks and recreation, great local businesses and industry provides an atmosphere that attracts friendly people and creates a pleasant environment to raise a family or just retire. Located on a State Highway within 20 miles of I-94, Menomonie and Eau Claire, the Village offers a small town atmosphere with easy access to large city amenities!

Thank you for your interest in our East View Residential Community !



Potential homeowners and homebuilders must fulfill the following:

Provide Proof of Pre-Approval: The Village will require a letter from your lender showing that you are pre-approved to build your planned home.

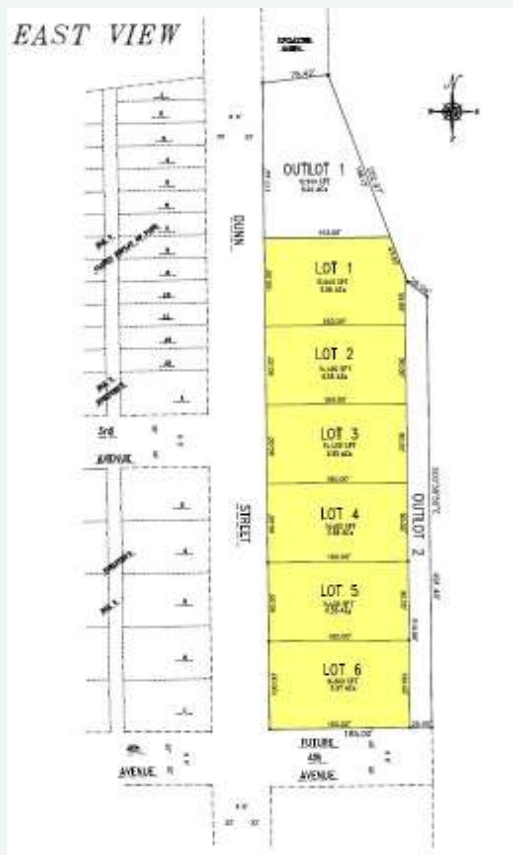
Sign a Developers Agreement: The Village will require a Developers Agreement specifying landscaping, home materials, assessed value, and other items to ensure a quality home and neighborhood.

Provide a Retainage Fee: The Village will require a \$2,500 retainage fee. The retainage fee will be returned once a the Certificate of Occupancy is issued.

Complete Construction: Upon signing the Developers Agreement, you will have 12 months to build a home on your lot.

The Village of Colfax is excited about this program and the opportunities it presents to new homeowners and homebuilders.

We look forward to welcoming you into our community.



East View Residential Concept

