



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

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## 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.



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*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.

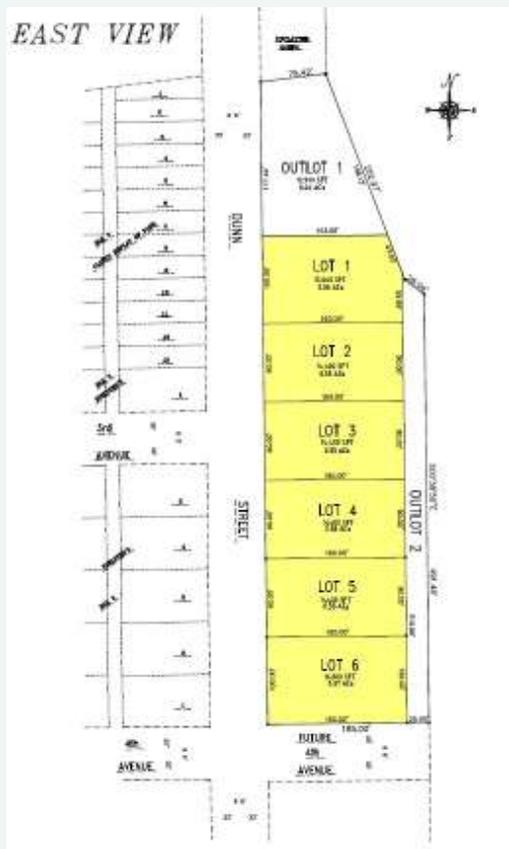
**Sign a Developers Agreement:** The Village will require a Developers Agreement specifying landscaping, home materials, assessed value, and other items to ensure a quality home and neighborhood.

**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**

