

Vanesta at Grand Mère

Represented by Grand Mère Realty
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Vanesta is a single family neighborhood that enjoys primary access from Vanesta Drive at the new intersection with Kimball Avenue. In addition, there is access into Vanesta from Everett Drive, Churchill Street, and Little Kitten Avenue.

Building sites are presently available in Phase 2 and Phase 3 of Vanesta, including Vanesta Lake. Lots in Vanesta offer scenic views of Colbert Hills golf course, the Flint Hills, Manhattan City and Vanesta Lake.

Vanesta targets completed homes in a mid \$200,000 to \$600,000 price range with building requirements to reflect this target price range.

Above Grade Minimum Square Footage Requirements:

Ranch, one story above grade 1500 sq. ft.
Multiple stories above grade 1800 sq. ft. above grade

Design Review Committee (DRC):

All builders must be approved by the Grand Mère Design Review Committee. A set of house plans and landscape plans must be submitted and approved by the Grand Mère Design Review Committee prior to starting construction. A deposit of \$2,000 will be required at the time final plans are submitted for a new home. All but \$200 will be returned at the time Compliance Approval has been received. The \$200 retained by Grand Mère will be applied to plan review, construction observation, and administrative costs associated with the construction project.

Homes Association:

Property owners in Vanesta will be members of both the Grand Mère Master Homes Association and the Vanesta Community Association.

Homes association dues for 2013 will be \$275 and will be prorated in 2013 based upon the closing date with full dues' assessment payable in all subsequent years.

Landscaping:

All areas of the lot must be irrigated except for areas where natural conditions are to be maintained or the terrain makes this impractical. As previously mentioned, landscaping plans must be approved prior to construction.

Special Assessments:

Street, water and sewer infrastructure will be financed by the City of Manhattan and paid by the property owner as an addition to the property taxes on the home sites. The yearly specials for Phase 2 are \$2,435.37; and yearly specials for Phase 3 are \$3,092.29.

Time Lines:

Lot closings must occur within thirty days after Grand Mère Realty has received a signed contract. Home construction must commence within five years of the lot closing date.