

The Reserve at Grand Mère

Represented by Grand Mère Realty
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Build your dream...

Estate lots ranging from 3.3 acres to 14 acres are now available in the Reserve. Each is unique and each makes a statement. Country living with city services.

Square Footage Requirements:

Minimum of 2,100 square feet on main floor for a one story home. Maximum total of 9,000 square feet, including an attached garage.

Infrastructure:

City services for water and sewer. Anticipated special assessments for water and sewer are \$3,000/year for 20 years. Privately owned street that will be 20' wide and have the appearance of a driveway. Property owners will need to install a fully enclosed grinder system for sewage removal. All electric community, as no gas lines are being installed. Property owners will be allowed to have approved propane tanks that are properly screened.

Dues:

Grand Master Association dues of \$110.00/year. Dues for The Reserve Community Association are estimated to be \$200/year and will include snow removal for streets and common area maintenance. Total dues will be an estimated \$310.00/year.

Landscape:

Minimum of a 30' perimeter around the house must be irrigated, seeded/sodded and landscaped. Landscaping plans are required and must be approved prior to home construction.

School District:

All lots in The Reserve are in the Riley County School District.

Design Review Committee:

All builders must be approved by the Grand Mere Design Review Committee (DRC). A set of house plans and landscape plans must be submitted and approved by the DRC 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 \$500 will be returned at the time Compliance Approval has been received. The \$500 retained by Grand Mere will be applied to plan review, construction observation, and administrative costs associated with the construction project.

Time Lines:

Lot closings must occur within 30 days of the date on which the City of Manhattan could issue a building permit which is based on the completion of the infrastructure. Home construction must commence within five (5) years of the lot closing.