



PHASE 8A

PHASE 8A of Locust Creek consists of 13 large lots on cul-de-sacs. Most of the lots are the ever-popular walkout type of homesites.

The Locust Creek community is a carefully planned, all new, all residential, totally upscale community located in eastern Jefferson County. It offers you rare and unique natural surroundings for your new home.

Designed with the beauty of the land always in mind, Locust Creek features single family homes, weaving atop rolling hillsides, creating many wonderful walkout lots.

Over 65 acres of Locust Creek are dedicated to open space and the enjoyment of the lovely natural setting. More than a half mile of beautiful Long Run Creek has been left undisturbed in its natural state.

The community includes an outstanding swim and tennis club, a 1.4 mile nature trail, a scenic picnic area adjacent to Long Run Creek plus open areas for field sports and playgrounds.

Locust Creek has so much to offer. Let us show you how easily and naturally it can become the right neighborhood for your new home.

KEY FEATURES



Location:

On Shelbyville Road 4.5 miles east of the Gene Snyder Freeway (1-265) and 2 miles east of the Valhalla Golf Club.

Phase 8A:

13 building lots

Lot Statistics:

Size: Approx. 1/3 acre
 Building setbacks: 30 ft. minimum
 Side yards: 6 ft. minimum, 18 ft. total

Minimum Square Footage:

	RANCH	1-1/2 STORY	2 STORY	Minimum Width Home
Lots 318-326				
332-335 :	2,200 sq. ft. total	1,750 sq. ft. 1st floor 2,600 sq. ft. total	1,300 sq. ft. 1st floor 2,600 sq. ft. total	55 feet*

* Up to five feet (5') of the required minimum width may be achieved with a wing wall.

Churches and Synagogues:

Ascension Lutheran
 Eastwood Christian
 Eastwood First Baptist
 Faith United Church of Christ
 Middletown Christian
 Middletown Church of Christ
 Middletown First Baptist
 Middletown United Methodist



★ 2002 ★ 2003
 ★ 2004 ★ 2008

Maintenance:

Entrance way, lakes, The Club, swimming pools, tennis courts, open spaces, street lights, associated improvements and services will be maintained under the Locust Creek Community Association, Inc. The annual maintenance assessment is \$975.00.

Fire Service:

Eastwood Fire Department

Taxes:

State, County, School, and Fire taxes total \$1.0245/\$100 as of 2011.

Utilities:

Underground electric, gas, water, sewers and cable TV

Schools:

Elementary: Stopher
 Middle: Crosby
 High: Eastern
 Parochial: St. Patrick
 Private: Christian Academy

A new custom home community by



DEVELOPMENT COMPANY, LLC

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