



## PHASE 10A

PHASE 10A of Locust Creek consists of 8 attractive lots. Most of the lots are the ever-popular walkout type of homesites.

The Locust Creek community is a carefully planned, all residential, totally upscale community located on Shelbyville Road 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 10A:** 8 building lots

### Lot Statistics:

Size: Approx. 1/4–1/3 acre.  
 Building setbacks: 30 ft. minimum  
 Side yards: 5 ft. minimum, 10 ft. total

### Minimum Square Footage:

	RANCH	1-1/2 STORY	2 STORY	Minimum Width Home
Lots 365-372 :	1,750 sq. ft. total	1,450 sq. ft. 1st floor 2,300 sq. ft. total	1,150 sq. ft. 1st floor 2,300 sq. ft. total	48 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  
 ★ 2013

### 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 \$995.00.

### Fire Service:

Eastwood Fire Department

### Taxes:

State, County, School, and Fire taxes total \$1.0475/\$100 as of 2012.

### Utilities:

Underground electric, gas, water, sewers and cable TV

### Schools:

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

Muir Chapel CME  
 Resurrection United Methodist  
 St. James Episcopal  
 St. Luke Baptist  
 St. Patrick Catholic  
 Southeast Christian  
 Trinity Presbyterian  
 The Temple Adath Israel Brith Sholom

A new custom home community by



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