



## PHASE V-B

Phase V-B-1 and V-B-2 of Locust Creek are additions to The Estates of Locust Creek. These 2 sections in Locust Creek will consist of 7 estate lots each with a minimum width of 120' at the building limit. Nearly all of the lots are the ever popular wooded 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 will be 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.

A new custom home community by



DEVELOPMENT COMPANY, LLC

## 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 V-B:

14 building lots

### Lot Statistics:

Size: Approximately .5 to less than one 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
The Estates of Locust Creek				
Lots 205-218	3,400 sq. ft. total	2,500 sq. ft. 1st floor 3,800 sq. ft. total	1,900 sq. ft. 1st floor 3,800 sq. ft. total	70 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

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

### 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 \$750.00.

### Fire Service:

Eastwood Fire Department

### Taxes:

County, School, State, and Fire taxes total \$0.9645/\$100 as of 1/1/08.

### Utilities:

Underground electric, gas, water, sewers and cable TV

### Schools:

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

For more information, please call Bob Marrett.

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