



## PHASE VII

PHASE VII of Locust Creek is the host for the Home Builders Association of Louisville's Homearama 2008. This neighborhood in Locust Creek will consist of 31 large lots on two cul-de-sacs. Nearly all 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 VII:

31 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 286, 290-296 and 318-320 :	2,000 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*
Lots 297-316 :	2,300 sq. ft. total	1,800 sq. ft. 1st floor 2,800 sq. ft. total	1,500 sq. ft. 1st floor 3,000 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

# SITE OF HOMEARAMA 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

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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