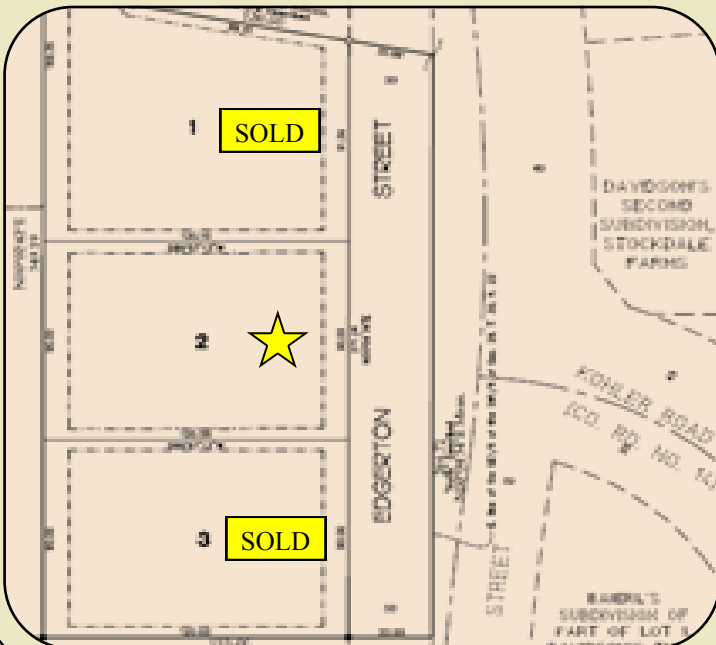
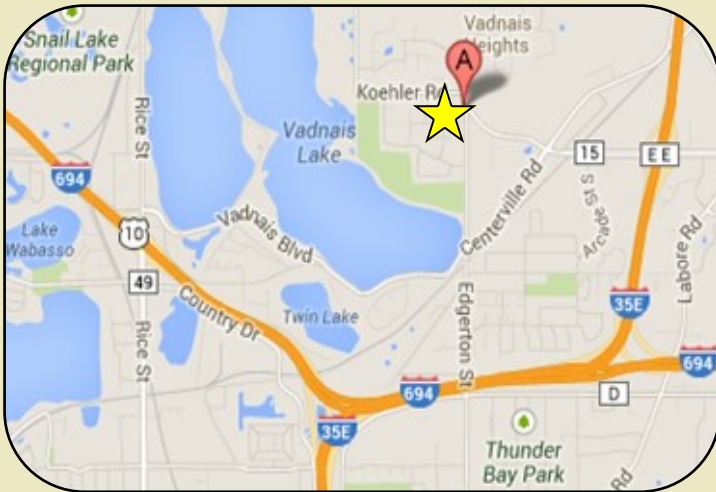


Lot Avail. @ Edgerton Place (Vadnais Heights)

New 3 Lot Subdivision — Approx. 3689 Edgerton Street
(1 mile from I-694 & I-35E)



• Project Summary :

- New 3 lot subdivision
- Lot Sizes: 90' w X 120' d (per plat)
- Setbacks: front = 30', rear = 25', side = 10'
- Level lot elevations
- Area amenities:
 - Vadnais Lake (approx. 400 ac.)
 - 1,252 ac. Regional Park
 - North Oaks & Gem Lake Golf Clubs
 - Maplewood Mall
 - 4 Blocks to Oak Creek Park on Vadnais Lake
- Sewer & water available at street

• Award-winning Schools (Dist. 624) :

- White Bear Lake High School
- Vadnais Elementary

• Strong Demand & Low Inventory :

This area has demonstrated high demand for new construction & low lot inventory.

• Pricing :

- Lot 1: — SOLD —
- Lot 2: \$99,900 — AVAIL .
- Lot 3: — SOLD —



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