

FIRETHORNE

GENERAL INFORMATION

- ▲ **Homes** - Homes in the neighborhood will range from the high \$100's and up. An architectural committee will approve all plans and elevations for the suitability to the neighborhood. Architectural control of the community will not be turned over to the homeowners association until the community is substantially complete.
- ▲ **Location** - Firethorne resides in one of the most attractive areas of Wichita. Only minutes away from hot attractions such as the Wichita Sports Forum and the Stryker Soccer Complex, retail centers such as Greenwich Place, Cabela's, Super Target, shopping and fine dining at the Bradley Fair and the Waterfront areas. Firethorne is a short distance from New Spring Church, Trinity School, and Magdalen Catholic Church and School and conveniently located near the K-96 Bypass and the Kansas Turnpike.
- ▲ **Amenities** - Include a community swimming pool, a first-of-it's-kind private dog park, playground, stocked lakes, landscaped green belts, neighborhood sidewalks and entry monuments.
- ▲ **Home Sites** - Ranging from 9,000 to 23,000 square feet. Many of the frontages will accommodate a third car garage.
- ▲ **Builders Program** - Firethorne offers the choice of three award winning builders: Robl Construction, Buckert Contracting, and Paul Gray Homes.
- ▲ **Special Assessments/Taxes** - General property taxes are approximately 1.48% of the sales price. Special assessments are estimated at approximately \$165-\$175 per month - most or all spread over 20 years, while a portion may be spread over 15 years, based on bond rates as of 9-15.
- ▲ **Lake** - The lakes are stocked and available for the homeowners to fish on a catch and release basis. Ice skating, boating and swimming are prohibited on the lakes. Water levels on all lakes and ponds will fluctuate and all erosion or effects from the water will be the homeowners or Homeowners Association responsibility. The homeowner is responsible for maintaining to the water's edge on lots backing to lake.
- ▲ **Homeowners Dues** - Will be billed quarterly at a rate of \$35 per month. Dues will start when ownership of the home site is transferred. A transfer fee in the amount of \$150 will be assessed each time the ownership of a lot or home is transferred.
- ▲ **Existing trees** - Will be saved whenever possible, but we do not guarantee that trees will not be removed or warrant the life of the trees if they do remain. Tree trimming and or removal are homeowner's responsibility.
- ▲ **Schools** - Firethorne is located in the Circle USD 375 school district. A new elementary school has been built, North of 29th Street on Greenwich Road with enough ground to add a middle school at a later time. Many excellent private school options are available as well.
- ▲ **Backyard drains** - The developer has installed backyard drains to help maintain positive drainage, and allow for more walkout and view out opportunities. The drains will be the homeowner's responsibility to keep clear of debris and in working condition.
- ▲ **Swimming Pool** - The swimming pool, Dog Park and playground are for the exclusive use of Firethorne homeowners and their guests.
- ▲ **Mailboxes** - A locking mailbox on a shared custom cedar post will be installed by the developer at a cost of \$185 per home. The Post Office designates the location of the mailboxes.
- ▲ **The Developer** - is not responsible for builder's actions. Developer reserves the right to change or add builders to the program as deemed necessary.

All information deemed reliable but subject to change without notice. This sheet does not include all of the project information, but provides answers to some frequently asked questions. Some figures are estimated at this time.



firethorne

1/2 MILE NORTH OF
21ST ON 127TH

Sales Office • Tel: 316-634-2300 • Cell • 316-734-3983 Fax: 316-634-2345

Jim Stockton - Sales Associate

Email - Firethorne@RitchieDevelopment.com

www.RitchieDevelopment.com



