

# River Walk

EAGLE



## LOT SUBORDINATION PROGRAM AVAILABLE IN PHASE 1\*

\*Requires qualification approval from lender

River Walk Eagle is an intimate, 50 lot subdivision complimented by the North Channel of the Boise River, a greenbelt pathway, and community pool. Pressurized irrigation is included in the HOA dues, which are \$225 per quarter.

### REMAINING PHASE 1 LOTS

L4-B1	\$80,910
L9-B1	\$92,610
L10-B1	\$95,310
L5-B2	\$74,610
L6-B2	\$75,510
L5-B3	\$79,200

### PHASE 2 LOTS

L18-B1	\$136,000	L8-B4	\$99,000
L19-B1	\$134,000	L9-B4	\$96,000
L20-B1	\$139,000	L10-B4	\$93,000
L22-B1	\$139,000	L11-B4	\$90,000
L3-B4	\$96,000	L12-B4	\$87,000
L4-B4	\$93,000	L13-B4	\$84,000
L6-B4	\$105,000		

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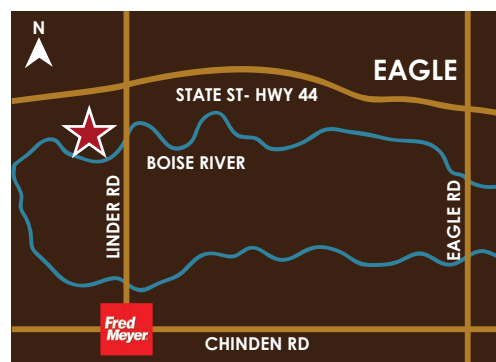
# COMMUNITY OVERVIEW

<b>ARCHITECTURAL DESIGN</b>	See Architectural Guidelines and Construction Requirements.
<b>CONSTRUCTION TIMELINE</b>	Construction to start within 60 days of lot closing. Substantial completion to be within 6 months from start of construction.
<b>SETBACKS</b>	20' front yard, 20' rear yard, 5' side yard on single level 7.5' side yard on two story.
<b>BUILDING HEIGHT</b>	35' Maximum building height allowed by Eagle City Code.
<b>MINIMUM SQ. FOOTAGE</b>	2000 sq ft. on single level homes. 2400 sq ft. on two story.
<b>GARAGE FEATURES</b>	2 car minimum garages, side entry preferred.
<b>EXTERIOR LIGHTING</b>	Front and/or side exterior lighting to be on photocell/timer.
<b>MASONRY</b>	Homes shall be required to incorporate stone, brick or other masonry products into front elevation
<b>SIDING</b>	Stucco, true lap siding, accent shakes, wood planks, stone & timbers.
<b>ROOFING</b>	Covered with 30 year architectural shingle, tile, copper, slate, slate replications. Darker roof tones are preferred.
<b>WINDOWS</b>	Vinyl or wood. Exterior colors to be black, almond, or champagne, otherwise must be approved by ACC.
<b>FENCING</b>	Vinyl and wrought iron fencing (see guidelines)
<b>RECREATIONAL EQUIPMENT</b>	Permitted upon approval of ACC and placement
<b>SHOPS AND SHEDS</b>	Must match exterior of home and have acc approval
<b>DOG RUNS</b>	Allowed, must be hidden from view
<b>MAILBOXES</b>	Will be provided and installed by the developer.



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