

The Preserve

of Saint John



SCHILLING
DEVELOPMENT





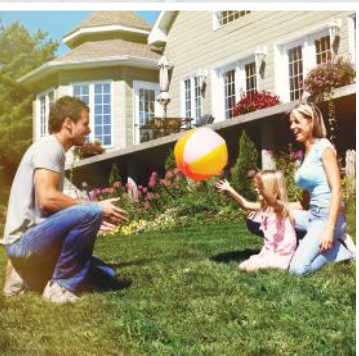
BE A PART OF
St. John's
 HOTTEST COMMUNITY

- Easy access to I-394 for IN to IL commuting
- Top rated community of St. John
- Top rated schools

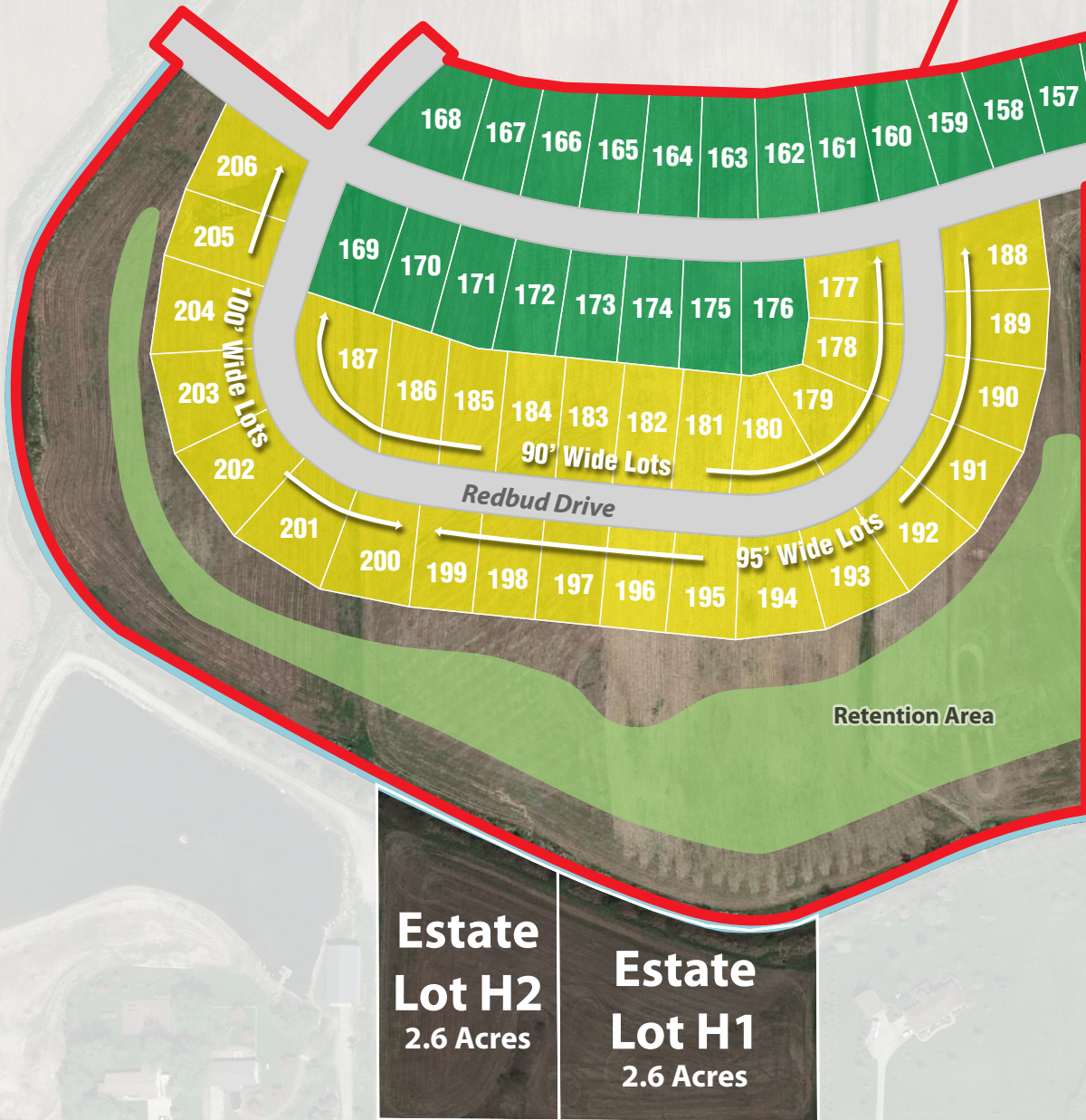
Lot Color Key

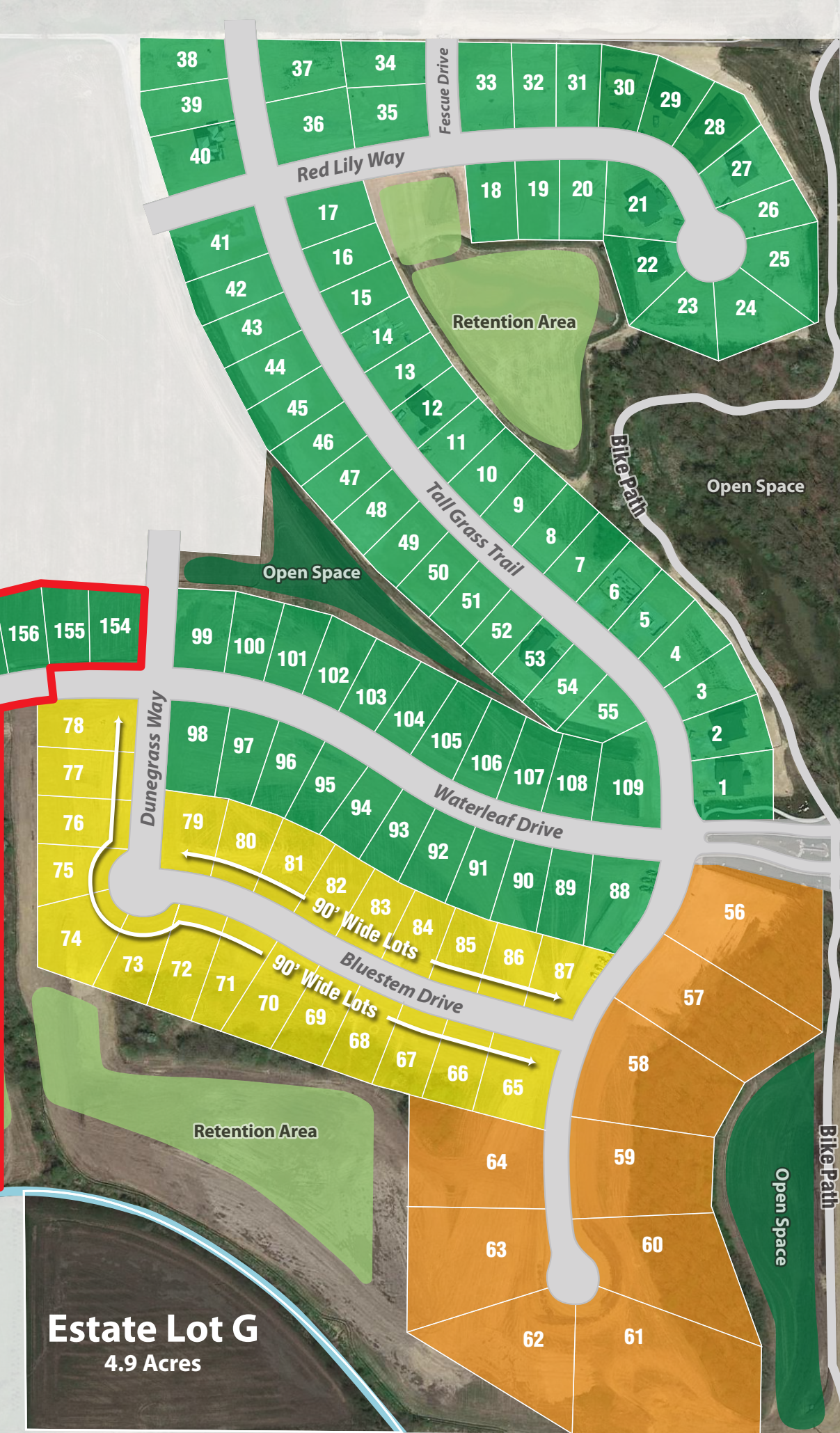
- Standard Lots
- Premium Lots
- Estate Lots

Phase 3



100+ acres of preserve & open space make up a beautiful, unique community to live in!





The Preserve will be complete with creeks, open space and bike/walking pathways.



Just minutes from local shopping centers, restaurants, and other conveniences

White Oak Ave



Phase 1

LOT #	AVG. DIMS	FEATURES	PRICE	BUILDER
3	80' x 150'	Walkout, Backs to trees	(219) 808-1008	TG Development
11	80' x 150'	<i>SPEC HOME</i>	(219) 688-8457	Nicolas Michael
15	80' x 150'	Backs to Outlot	(847) 608-1000	West Point
16	80' x 150'	Backs to Outlot	\$79,800	AVAILABLE
18	86' x 150'	Backs to Outlot	(219) 281-6161	Newcastle Homes
20	86' x 150'	Backs to Outlot	(219) 281-6161	Newcastle Homes
25	90' x 140'	Cul-de-sac	\$89,800	AVAILABLE
26	80' x 145'	Cul-de-sac	\$89,800	AVAILABLE
31	80' x 140'	Backs to Outlot	(847) 608-1000	West Point
32	80' x 142'	Backs to Outlot	\$75,800	AVAILABLE
34	80' x 156'	<i>SPEC HOME</i>	(219) 322-0906	Eenigenburg
36	113' x 155'	Corner, Walkout	\$89,800	AVAILABLE
37	100' x 160'	Big walkout	(219) 365-6931	Eggert Builders
39	80' x 164'	Extra deep, Flat	(219) 765-5535	Van Deraa
41	100' x 165'	Big corner	\$74,800	AVAILABLE
42	80' x 166'	<i>SPEC HOME</i>	(219) 688-1531	Pruim
43	80' x 164'	Extra Deep	PENDING	PENDING
44	80' x 162'	Extra Deep	\$76,800	AVAILABLE
45	80' x 164'	<i>SPEC HOME</i>	(708) 268-7806	KKD
47	80' x 153'	<i>SPEC HOME</i>	(219) 746-8189	Vater Const.
49	80' x 150'	Backs to Outlot	(847) 608-1000	West Point
50	80' x 150'	Backs to Outlot	(219) 313-6017	Scheeringa & Devries
52	80' x 150'	Backs to Outlot	(847) 608-1000	West Point
54	80' x 150'	<i>SPEC HOME</i>	(708) 606-8455	Florio Const.
55	100' x 130'	Wide lot	\$74,800	AVAILABLE

Phase 2

LOT #	AVG. DIMS	FEATURES	PRICE	BUILDER
58	170' x 280'	Executive Lot / Trees	\$169,800	AVAILABLE
59	170' x 250'	Executive Lot / Trees	\$179,800	AVAILABLE
60	150' x 250'	Executive Lot / Trees	\$189,800	AVAILABLE
61	140' x 280'	Executive Lot / Trees	\$199,800	AVAILABLE
62	140' x 240'	Executive Lot / Walkout	\$179,800	AVAILABLE
66	90' x 150'	<i>SPEC HOME</i>	(219) 213-9717	JTSS, Inc
68	90' x 165'	Trees, Backs to Outlot	(219) 322-0906	Eenigenburg
70	90' x 200'	Trees, Backs to Outlot	(219) 322-0906	Eenigenburg
74	90' x 160'	Daylight, Back to Outlot	(219) 365-6931	Eggert Builders
75	90' x 140'	Daylight, Back to Outlot	(219) 808-3781	Dutch Mill
76	90' x 175'	Daylight, Extra deep, Outlot	(219) 281-6161	Newcastle Homes
80	90' x 150'	90' Wide Flat Lot	\$85,800	AVAILABLE
82	90' x 150'	<i>SPEC HOME</i>	(219) 922-9574	Dabrowski Const.
83	90' x 150'	<i>SPEC HOME</i>	(219) 922-9574	Dabrowski Const.
84	90' x 150'	90' Wide Flat Lot	(219) 746-9519	Trademark Group
85	90' x 150'	90' Wide Flat Lot	\$85,800	AVAILABLE
86	90' x 150'	90' Wide Flat Lot	\$85,800	AVAILABLE
88	110' x 160'	Corner, Flat lot	\$77,800	AVAILABLE
89	80' x 155'	Flat Lot	\$76,800	AVAILABLE
90	80' x 150'	Flat Lot	\$76,800	AVAILABLE
91	80' x 150'	Daylight	\$76,800	AVAILABLE
92	80' x 150'	Daylight	\$76,800	AVAILABLE
94	80' x 150'	<i>SPEC HOME</i>	(219) 746-4519	Trademark Group
95	80' x 155'	<i>SPEC HOME</i>	(708) 870-1998	Custom Craft
96	80' x 165'	Daylight	\$76,800	AVAILABLE
104	80' x 160'	<i>SPEC HOME</i>	(219) 381-1433	Sutter Homes
105	80' x 165'	Backs to Outlot	(773) 477-1600	Micor Homes
108	80' x 150'	Flat Lot	\$76,800	AVAILABLE
109	120' x 170'	Big Corner, Daylight	\$79,800	HOLD

Estate Lots

LOT #	AVG. DIMS	ACREAGE	FEATURES	PRICE
G	426' x 722'	4.9 Acres	Walkout, Backs to Creek	\$288,000
H1	359' x 391'	2.6 Acres	Walkout, Backs to Creek	\$188,000
H2	480' x 272'	2.6 Acres	Walkout, Backs to Creek	\$188,000

STANDARD LOTS:

- Ranch minimum 2000 sq. ft., I-1/2 story minimum 2200 sq. ft., 2 story minimum 2400 sq. ft.
- 2 car attached garage minimum, Roof pitch minimum 8/12, exceptions upon review.
- 25% brick or stone front exterior excluding dormers. Other exceptions upon review.
- Minimum 2" trees required: 2 parkway, 1 front yard, 2 rear yard

PREMIUM LOTS:


- Ranch minimum 2400 sq. ft., I-1/2 story minimum 2600 sq. ft., 2 story minimum 2800 sq. ft.
- 3 car garage minimum, Roof pitch minimum 8/12, exceptions upon review.
- 50% brick or stone front exterior excluding dormers. Other exceptions upon review.
- Minimum 2" trees required: 3 parkway, 2 front yard, 2 rear yard

Phase 3

LOT #	AVG. DIMS	FEATURES	PRICE	BUILDER
154	100 X 143	Corner, Flat	\$72,800	AVAILABLE
155	80 X 150	Flat Lot	\$76,800	AVAILABLE
156	80 x 150	Flat Lot	\$76,800	AVAILABLE
157	80 X 146	Flat Lot	\$75,800	AVAILABLE
158	80 X 148	Flat Lot	\$75,800	AVAILABLE
159	80 X 157	Flat Lot	\$75,800	AVAILABLE
160	80 X 170	Flat Lot	\$76,800	AVAILABLE
161	80 X 175	Flat Lot	\$76,800	AVAILABLE
162	80 X 175	Flat Lot	\$76,800	AVAILABLE
163	80 X 175	Flat Lot	\$76,800	AVAILABLE
164	80 X 174	Flat Lot	\$76,800	AVAILABLE
165	80 X 169	Flat Lot	\$75,800	AVAILABLE
166	80 X 161	Flat Lot	\$75,800	AVAILABLE
167	80 X 156	Flat Lot	\$75,800	AVAILABLE
169	100 X 165	Corner, Flat	\$73,800	AVAILABLE
170	83 X 167	Flat Lot	\$76,800	AVAILABLE
171	83 X 169	Flat Lot	\$76,800	AVAILABLE
172	83 X 167	Flat Lot	\$76,800	AVAILABLE
173	83 X 162	Flat Lot	\$76,800	AVAILABLE
174	83 X 162	Flat Lot	\$76,800	AVAILABLE
175	83 X 165	Flat Lot	\$76,800	AVAILABLE
176	83 X 160	Flat Lot	\$76,800	AVAILABLE
177	100 X 150	Corner, Flat	\$80,800	AVAILABLE
178	90 X 147	Premium Lot, Flat	\$82,800	AVAILABLE
179	90 X 149	Premium Lot, Flat	\$84,800	AVAILABLE
180	90 X 164	Premium Lot, Flat	\$84,800	AVAILABLE
181	90 X 170	Premium Lot, Flat	\$85,800	AVAILABLE
182	90 X 170	Premium Lot, Sloping	\$85,800	AVAILABLE
183	90 X 170	Premium Lot, Sloping	\$85,800	AVAILABLE
184	90 X 170	Premium Lot, Flat	\$85,800	AVAILABLE
185	90 X 177	Premium Lot, Flat	\$85,800	AVAILABLE
186	90 X 184	Premium Lot, Flat	\$85,800	AVAILABLE
187	100 X 184	Premium Lot, Flat	\$85,800	AVAILABLE
188	100 X 150	Premium, Corner	\$86,800	AVAILABLE
191	95 X 150	Premium Lot, Daylight	(219) 281-6161	New Castle Homes
193	95 X 150	Premium Lot, Daylight	(219) 746-9519	Trademark Group
194	95 X 150	Premium Lot, Daylight	(219) 808-3781	Dutch Mill
195	95 X 150	Premium Lot, Daylight	(219) 746-8189	Vater Const.
196	95 X 150	Premium Lot, Daylight	(219) 808-3781	Dutch Mill
197	95 X 150	Premium Lot, Daylight	(219) 281-6161	New Castle Homes
198	95 X 150	Premium Lot, Daylight	\$96,800	AVAILABLE
199	95 X 150	Premium Lot, Daylight	(219) 808-1008	TG Development
201	100 X 152	Premium Lot, Daylight	(219) 746-8189	Vater Const.
203	100 X 150	Premium Lot Daylight	(219) 281-6161	New Castle Homes
204	100 X 150	Premium Lot Daylight	(219) 281-6161	New Castle Homes
205	100 X 150	Premium Lot Daylight	(219) 281-6161	New Castle Homes
206	100 X 150	Premium Lot Daylight	\$89,800	AVAILABLE

Summary of Restrictive Covenants

ALL LOTS:

- No Bi-level, Tri-level, Quad- level, pre-fab or slab homes.
- Architectural Approval required for all elevations- windows or doors must be present on all elevations. A reasonable minimum architecture detail will be required to help ensure home values for all homeowners. Corner lots will require additional masonry on side.
- Windows and/or special architectural details required on all overhead garage doors.
- Smartside, Hardiboard or Cedar siding required. No vinyl siding allowed.
- Homeowners Association for Entrances, Detention Ponds and Common areas.
- All homes require light post to be purchased and installed by buyer
- All homes will have a common mailbox style (No brick).
- All homes require sod front and sides with automatic irrigation system.
- Any fencing must be wrought iron style and requires individual approval.
- Only In-Ground pools allowed.
- All homes shall have wood clad Andersen  brand windows.

- NO CONSTRUCTION UNTIL HOME PLANS AND SITE PLANS ARE APPROVED
- VARIANCES MAY BE GRANTED FOR SPECIAL ARCHITECTURAL FEATURES
- INITIAL ASSOCIATION DUES SET AT \$400 ANNUALLY PER LOT

Contact Schilling Development for full Covenants