



# ST. JOHN'S ESTATES

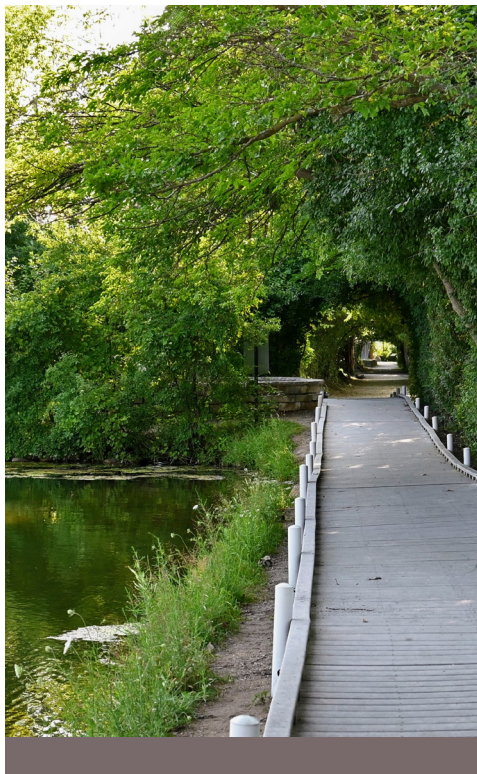


**45 HALF-ACRE  
SINGLE-FAMILY  
HOMESITES**

**414-573-1428 | [StJohnsDelafield.com](http://StJohnsDelafield.com) | *Espire***



# DOWNTOWN CHARM MEETS LAKE COUNTRY



Located in Delafield and built on St. John's Northwestern Golf Course, this subdivision preserves existing landscapes while integrating brand new features for the residents' benefit. Residents will enjoy the professionally landscaped space with carefully selected trees, shrubs, and perennials, as well as three rain gardens throughout. Scenic walking trails lead to outdoor landmarks such as the Ice Age National Scenic Trail and Cushing Memorial Park, which features a playground for kids and a recently renovated pier. It's also a short drive from Lapham Peak State Park, a popular spot for runners, hikers, mountain bikers, and dog walkers alike!

St. John's Estates by Espire consists of 45 half-acre lots within the Kettle Moraine School District and just outside Downtown Delafield, putting you within walking distance of the area's ample shopping and dining options. Enjoy easy access to cafes, salons, bookstores, and more while maintaining a quiet area of your own with this subdivision's two private entrances. Delafield is also home to popular community events such as the Delafield Block Party, Lake County Art Festival, Delafield Car Show, and plenty of others for wherever your interests lie. Whether you need a place to take the dog for a stroll or want to find your new favorite coffee shop, St. John's Estates is sure to fit your lifestyle!

## ST. JOHN'S ESTATES

- City of Delafield
- Kettle Moraine School District
- 45 Half-acre Single-family Homesites
- Sanitary Sewer System
- Nearby Nature Trails & Rivers
- Streets with Curb & Gutter
- Walking Distance from Downtown Delafield

## IMPROVEMENTS

Each lot will be connected to the City of Delafield's sanitary sewer system and include streets with curb and gutter, sidewalks, underground electric, natural gas, telephone and cable services.

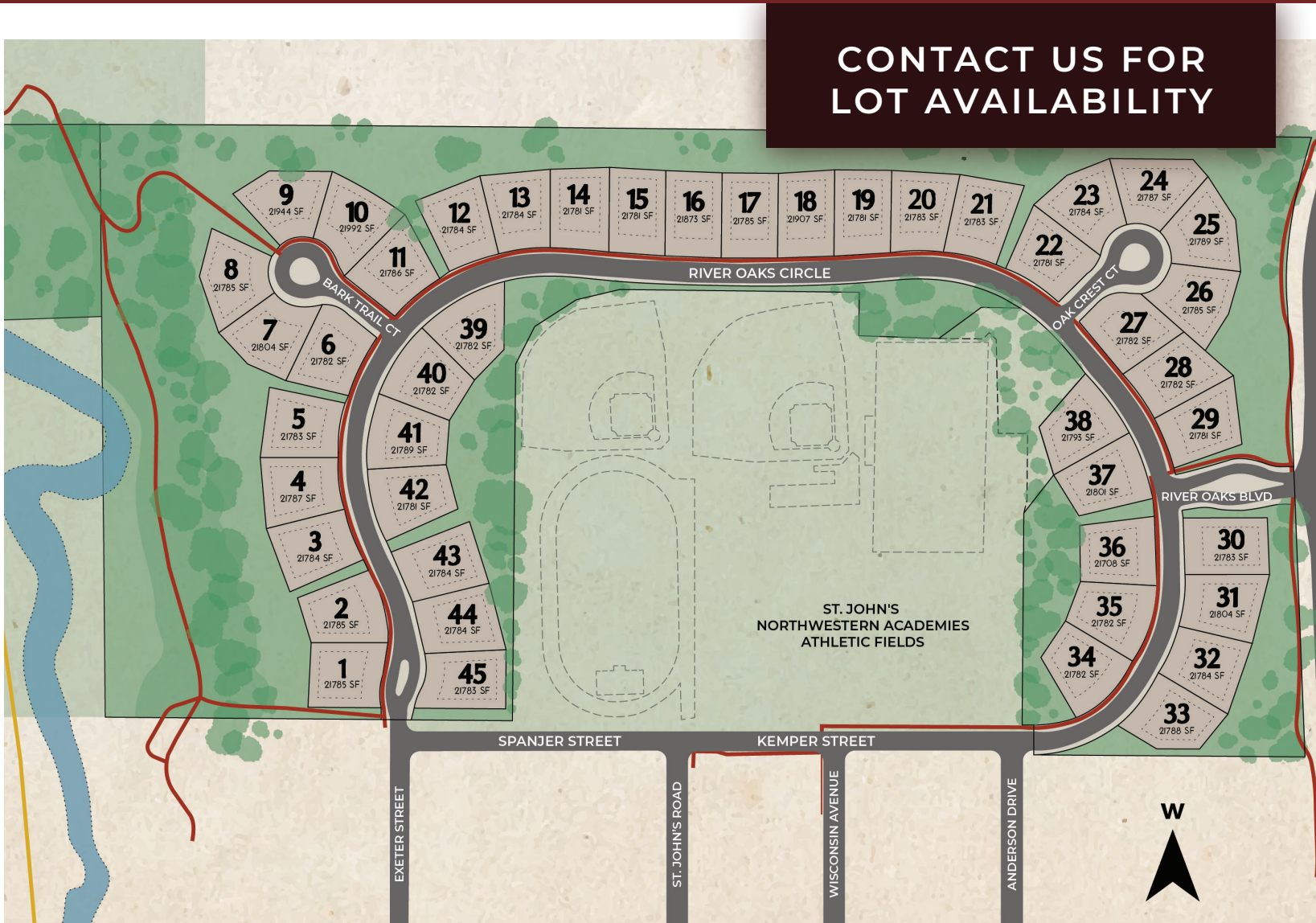
## BUILDING REQUIREMENTS

All homes in St. John's Estates Subdivision must meet minimum size requirements and specified building restrictions. All building plans, architectural details and home locations require approval by the Architectural Control Committee (ACC). No above-ground pools will be permitted. Each lot owner is required to purchase and install a specified lamppost.

Building requirements include but are not limited to:

- Minimum square footage (excluding living area in lower/ basement level):
  - One-story: 1,900 Square Feet
  - Two-story: 2,350 Square Feet
- Exterior walls of residences shall be constructed of brick, stone, cedar, stucco, cement siding, LP Smart Siding, or combinations thereof. No aluminum, metal, or vinyl siding shall be permitted.
- The front exterior elevation of the house and attached garage must consist of approximately 25% or more of brick or stone unless waived by the ACC.

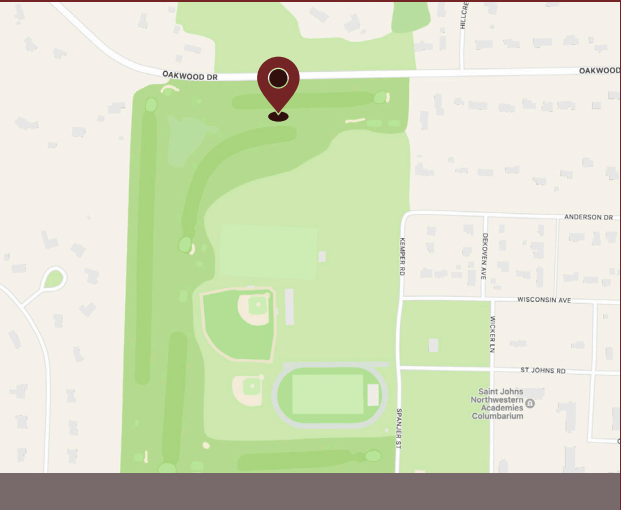
# ST. JOHN'S ESTATES - CITY OF DELAFIELD, WI



## DIRECTIONS:

From I-94 W, take exit 285 for County Road C toward Delafield and head north onto N Genesee Street. Turn left onto Oakwood Drive, and St. John's Estates will be on the left.

Google Map Coordinates:  
(43.068875, -88.411075)





# LOT INFORMATION

## DELAFIELD, WI



SCAN FOR  
LOT AVAILABILITY

LOT #	LOT SIZE	EXPOSURE TYPE
1	21,785 SQ FT	PARTIAL
2	21,785 SQ FT	PARTIAL
3	21,784 SQ FT	PARTIAL
4	21,787 SQ FT	PARTIAL
5	21,783 SQ FT	PARTIAL
6	21,782 SQ FT	PARTIAL
7	21,804 SQ FT	FULL
8	21,785 SQ FT	FULL
9	21,944 SQ FT	FULL
10	21,992 SQ FT	PARTIAL
11	21,786 SQ FT	PARTIAL
12	21,784 SQ FT	PARTIAL
13	21,784 SQ FT	PARTIAL
14	21,781 SQ FT	FULL
15	21,781 SQ FT	FULL
16	21,873 SQ FT	FULL
17	21,785 SQ FT	FULL
18	21,907 SQ FT	FULL/PARTIAL
19	21,781 SQ FT	PARTIAL
20	21,783 SQ FT	PARTIAL
21	21,783 SQ FT	FLAT
22	21,781 SQ FT	PARTIAL
23	21,784 SQ FT	PARTIAL

LOT #	LOT SIZE	EXPOSURE TYPE
24	21,787 SQ FT	PARTIAL
25	21,789 SQ FT	PARTIAL
26	21,785 SQ FT	PARTIAL/LEFT
27	21,782 SQ FT	FLAT
28	21,782 SQ FT	FLAT
29	21,781 SQ FT	FLAT
30	21,783 SQ FT	FLAT
31	21,804 SQ FT	FLAT
32	21,784 SQ FT	FLAT
33	21,788 SQ FT	FLAT
34	21,782 SQ FT	FLAT
35	21,782 SQ FT	FLAT
36	21,708 SQ FT	FLAT
37	21,801 SQ FT	FLAT
38	21,793 SQ FT	FLAT
39	21,782 SQ FT	PARTIAL
40	21,782 SQ FT	PARTIAL
41	21,789 SQ FT	FLAT
42	21,781 SQ FT	FLAT
43	21,784 SQ FT	FLAT
44	21,784 SQ FT	FLAT
45	21,783 SQ FT	FLAT