SUNRISE AT SANDHILL

SINGLE-FAMILY CONDOMINIUMS · VILLAGE OF HARTLAND

Where Single-Family Living Meets Low-Maintenance

Located at the prime corner of Highway K and Highway KE in Hartland, Sunrise at Sandhill offers the best of both worlds: the space, privacy, and custom character of a luxury single-family home, paired with the effortless ease of condominium living. Spend less time on yardwork and more time on the trails, on the water, and with the people who matter most.

COMMUNITY AT A GLANCE

Location	Corner of Hwy K & Hwy KE, Hartland, Wisconsin
Home Styles	Detached single-family condominiums
School District	Arrowhead Union High School / Merton Community School
Amenities	Miles of paved walking & biking paths, preserved greenspace
HOA Maintenance	Lawn care, snow & ice removal, common area upkeep

THE BEST OF BOTH WORLDS

Enjoy a standalone, custom-built private residence featuring the high-end finishes and open-concept layout you select — without ever worrying about weekend lawn maintenance or snow removal.

- **Standalone Single-Family Homes:** Private homesites, modern architectural design, and flexible custom options.
- **Low-Maintenance Lifestyle:** Professional HOA management handles lawn mowing and winter driveway and front walk snow clearing, all year round.
- **Personalized Outdoor Spaces:** Full creative freedom over your private garden beds — plant native perennials, seasonal flowers, or a home garden tailored to your taste. Select an upgraded maintenance package and let the HOA handle maintenance of it all.

CONNECTED TO NATURE & COMMUNITY

Step out your front door directly onto miles of private, paved walking and biking paths winding through shared common open space.

- **Direct Trail Network Access:** Dedicated paved trails connect seamlessly into the nearby Hartland and Merton trail systems.
- **The Bug Line Trail:** Easy access to the famous 16-mile Bug Line Trail — perfect for morning walks, afternoon runs, or weekend rides linking Hartland, Merton, Sussex, and Menomonee Falls.
- **Prime Location:** Minutes from downtown Hartland, the up-and-coming downtown Merton, Pewaukee's lakefront dining and boutique shopping, the top-rated Arrowhead School District, pristine area lakes, and championship golf courses.

HOMEOWNERS ASSOCIATION

The Sunrise at Sandhill Association (HOA) maintains all streets, common areas, and recreation paths, and provides individual lawn treatment and mowing along with driveway and front-sidewalk snow and ice control.

Monthly HOA dues cover common-area, lawn, and snow & ice maintenance, plus a capital reserve fund for future repairs. Dues are assessed in two tiers:

At Closing	Common area maintenance, insurance, management, and reserve contributions, based on actual costs.
At Occupancy	Additional monthly dues for lawn maintenance and snow & ice control begin.

ARCHITECTURAL CONTROL

Every home at Sunrise at Sandhill is reviewed and approved by Siepmann Realty Corp. through build-out — ensuring consistent architectural standards from the first home to the last and protecting your investment for years to come. Four-sided architecture, distinctive design, quality material specifications, and landscaping approvals: this is the Siepmann touch.

PRIVATE STREETS

Private streets and utilities are engineered with longevity in mind: pavement is designed to last 20–25 years, and sewer & water systems are built to last 70+ years. Periodic maintenance and long-term replacement are funded through the capital reserve. Private ownership gives the HOA full control over these improvements, from speed limits to repairs and replacement.