



## CHOOSING A SUBDIVISION LOT



### Discover the Unique Personalities of Each Community!

Choosing a subdivision lot for your new home goes far beyond a price tag and an acreage listing. It's an important decision that drives the entire new home construction process. People ask us all the time what to look for when evaluating different lots for sale. And sure, there are a few things to consider such as:

- Location
- School district
- Exposure
- Improvement costs
- Utilities/Water and Sewer
- Subdivision amenities

But really, it's about you, your personality, and where and how you want to live! So today we'll explore our current lots for sale, and the overall personality and feel of each of these unique communities.



## Lake Country Village Subdivision, Oconomowoc

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This community is all about recreation! This community is all about recreation!

If you are an active family seeking activity, friendship, and play-places right near home, this is a perfect fit. This thoughtfully planned neighborhood will offer approximately 110 acres of permanently preserved parks and open space for residents to enjoy. Neighborhood amenities include:

- Five miles of walking and bicycle trails
- Children's play areas, outdoor swimming pool, and splash pad to keep the kiddos busy
- Fire pits for building community relationships and family friendships
- Sport courts to keep the older kids active and the kid in all of us
- Neighborhood gardens for all to enjoy

When developer Matt Neumann of [Neumann Companies](#) approached us about being a Preferred Builder, we knew Demlang clients would love all that Lake Country Village had to offer! The other great aspect to this newer community is its accessibility to both the Waukesha County Regional Trail System and walkability to all the shops and businesses in Oconomowoc's Pabst Farms.

Bottom line, if you love to get out, get active, and stay busy, Lake Country Village has the lots for sale for you! [Read more about life in Lake Country Village here!](#)

## River Glen Subdivision, Lisbon

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Nature lovers get your camera ready!

River Glen in Lisbon offers escape, with lots for sale just outside the city. Only 10 minutes from Menomonie Falls or Pewaukee, this little slice of undeveloped land in Colgate, Wisconsin is located along one of Waukesha County's Primary Environmental Corridors.

Large lot sizes feel even more generous with numerous acres of undeveloped prairie, woods, and the Bark River running behind this new development. If you choose life in River Glen, you'll enjoy the sights and sounds of:



- Bellowing sandhill cranes and an abundance of wild turkeys
- Daily sightings of fawns, does, and even an occasional buck out in the preserve
- The sound of crickets chirping, not cars driving
- Millions of fireflies surrounding your home at night
- Minimal road lighting for great stargazing
- Thousands of wildflowers in the wild prairie areas

It's the perfect place to enjoy coffee on the deck, procrastinate while watching the wildlife out your office window, and just chill out in your new home. A place to escape from reality!

Don't miss these laid-back lots for sale! With unsuspecting signage, River Glen is situated between two existing subdivisions and doesn't have direct access to Highway Q/Townline Road.

## Fox Meadow Subdivision, Menomonee Falls

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Urban green space puts you close to it all!

Fox Meadow in Menomonee Falls wasn't just chosen as a MBA 2017 Parade of Homes site because of its location, this new development is the picture perfect vision of the American Dream! Modern convenience means a great location, easy freeway access, and short drive times, while charming qualities such as architectural controls and proximity to a multi-use trail system, Tamarack Preserve, make it a great choice!

Fox Meadow Subdivision is described by developer [Westridge](#) as a "high quality urban green space," and that's why we decided it was a great addition to our listings of lots for sale. If you are like many of our clients, you have a busy family - work, school, kid's activities, and more - don't spend time commuting, spend it in your new Demlang home in Fox Meadow!

- Located on convenient Pilgrim Road, you have both north/south and east/west corridors in every direction
- Grab your coffee at the nearby Dunkin Donuts before you hop on the freeway, only 15 minutes to downtown!
- Access the Menomonee Falls and Germantown industrial and business parks in only minutes
- Let the hustle and bustle disappear when you enter the subdivision which boasts stringent architectural controls to protect home values, as well as winding roads, cul de sacs, and plenty of green space

What's unique about the lots for sale at Fox Meadow is the thoughtful layout - all the modern conveniences with the charm of a traditional American neighborhood! [See the lots for sale and read more about Fox Meadow here!](#)



Looking for your perfect lot? The subdivision you will call home? A community with a personality that matches yours? Let us help you get started today! [Contact us for more information, lot availability, and pricing.](#)