

*When considering a  
home site think...*

# *Baumann's Bluff*

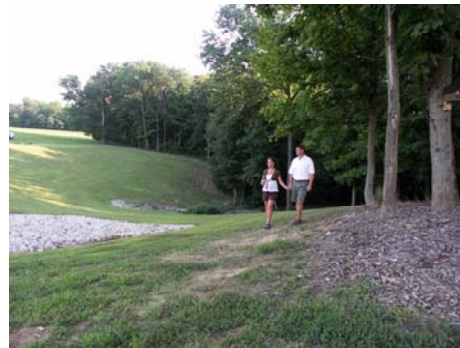


Call (812)246-Home (4663)

# ***Baumann's Bluff Community Features***



- Private, Peaceful, Beautiful, Natured Living
- ~6 acre community area with picnic pavilion and walking/biking trails
- $\frac{3}{4}$  to 4.5 acre home sites
- Lake front home sites available
- Stocked lake for fishing with a community dock
- Only a few miles from local shopping, restaurants, schools and more
- Close to attractions such as Huber's Family Farm & Restaurant, Huber's Winery and Farm Market, Forest Discovery Center and Stumler's Family Farm and Restaurant.



# Baumann's Bluff

## Development Information

<b>Number of Home Sites:</b>	54 Home Sites Total/ 33 Available
<b>Construction:</b>	All brick 1 or 2 story homes Walk-out home sites available Lake home sites available Secluded/Wooded home sites available
<b>Square Footage:</b>	1 story – minimum total 2,000 sq ft  1 ½ story – minimum total 2,200 sq ft <i>Minimum</i> 1,200 sq ft on ground floor  2 story – minimum total 2,000 sq ft <i>Minimum</i> 1,200 sq ft on ground floor
<b>Price Range:</b>	Homes \$350,000 and up
<b>Directions:</b>	I-265 to Grantline Road, South: turn Right on Mt. Tabor; right on Green Valley (turns into Mosier Knob); right on North Skyline – Subdivision 2.3 miles on left  I-265 to Grantline Road, North; to St. Joe Hill Road (Chicken House); take a left on St. John Rd. and follow up to the top of the hill. Take a left on Skyline Drive. The subdivision will be on your right about 2.4 miles.  Grantline Road, North; to Fairview Knob Rd. on left just after crossing RR tracks; Fairview to Skyline Dr.; take a right on Skyline; Baumann's entrance less than 1/2 mi. on left

## Baumann's Bluff Development

<u>LOT</u>	<u>PRICE</u>	<u>ACRES</u>	<u>Allowance for septic/landscaping</u>
Lot 5	\$51,900	0.806AC	\$10,000
Lot 7	\$54,900	1.087AC	\$10,000
Lot 9	\$51,900	0.589AC	\$12,000
Lot 11	\$52,900	0.876AC	\$10,000
Lot 12	\$52,900	0.698AC	\$10,000
Lot 13	\$52,900	0.831AC	\$10,000
Lot 14	\$55,900	0.903AC	\$10,000
Lot 15	\$55,900	0.823AC	\$10,000
Lot 18	\$59,900	0.941AC	\$10,000
Lot 24	\$69,900	0.945AC	\$12,000
Lot 25	\$69,900	0.894AC	\$12,000
Lot 28	\$62,900	0.812AC	\$10,000
Lot 29	\$51,900	0.851AC	\$12,000
Lot 30	\$62,900	0.843AC	\$10,000
Lot 31	\$67,900	0.817AC	\$12,000
Lot 32	\$67,900	0.873AC	\$12,000
Lot 35	\$71,900	0.954AC	\$12,000
Lot 38	\$119,900	2.613AC	
Lot 39	\$119,900	1.996AC	
Lot 40	\$119,900	3.020AC	
Lot 44	\$60,900	0.800AC	\$10,000
Lot 45	\$61,900	0.803AC	\$10,000
Lot 46	\$62,900	0.853AC	\$10,000
Lot 47	\$63,900	0.968AC	\$10,000
Lot 48	\$64,900	1.073AC	\$10,000
Lot 49	\$50,900	0.807AC	\$12,000
Lot 50	\$53,900	0.804AC	\$10,000
Lot 51	\$56,900	0.918AC	\$10,000
Lot 53	\$56,900	0.810AC	\$12,000
Lot 55	\$57,900	0.804AC	\$10,000
Lot 56	\$57,900	0.804AC	\$12,000



# Baumann's Bluff Development Information

## Utilities:

Water	Borden Tri-County Water (812) 967-2226
Electric	Clark County REMC (812) 246-3316
Phone	Ameritech (812) 283-6984
Cable	Insight Cable (502) 773-5366, Greg Haines
Waste Removal	Industrial Disposal or Rumpke (502) 638-9000          (502) 568-3800

## Schools:

Floyd Central High School (12 Miles)	(812) 923-8811
Highland Hills Middle School (7 Miles)	(812) 923-4014
Floyds Knobs Elementary (12 Miles)	(812) 923-8770



