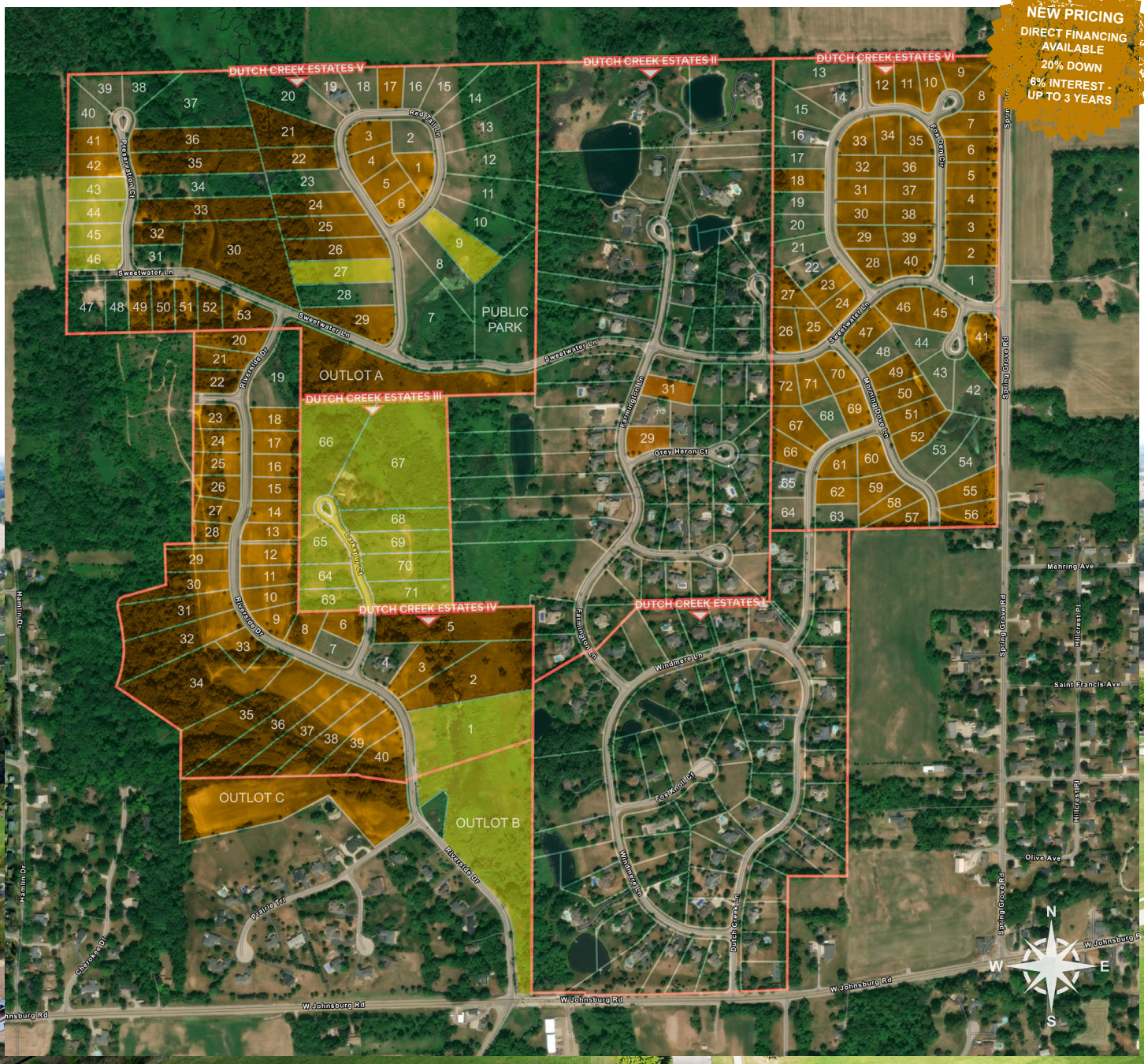
LOTS UNDER CONTRACT LOTS OWNED BY FOX DEV

Dutch Creek Estates



* Lot availability is subject to change

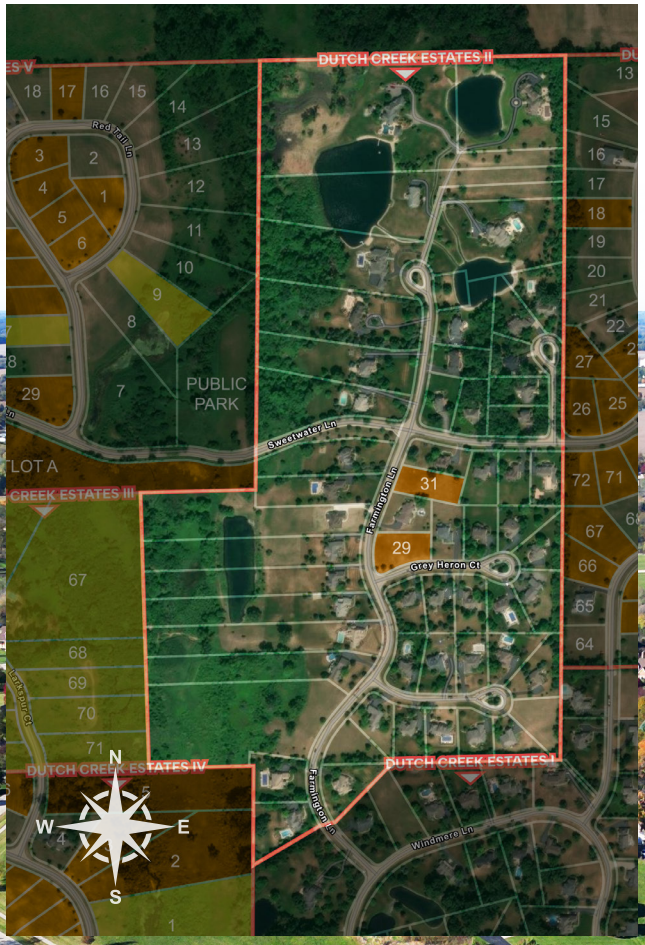
[DUTCH CREEK ESTATES – PHASES 2, 3, 4 & 5]

FOX DEVELOPMENT OF ILLINOIS

OFFICE: 815-385-8000

LOTS UNDER CONTRACT LOTS OWNED BY FOX DEV

Dutch Creek Estates II



LOT #	ACREAGE	PRICE
29	0.84 Acre(s)	$62,000.00
31	0.79 Acre(s)	$64,000.00

*Prices subject to change without prior notice

AVAILABLE CONTRACT SOLD

Dutch Creek Estates III



LOT #	ACREAGE	PRICE
63	1.02 Acre(s)	$66,992.00
64	1.00 Acre(s)	$66,992.00
65	1.41 Acre(s)	$74,000.00
66	3.14 Acre(s)	$91,200.00
67	4.92 Acre(s)	$245,000.00
68	1.72 Acre(s)	$83,200.00
69	1.53Acre(s)	$82,000.00
70	1.78 Acre(s)	$78,440.00
71	1.66 Acre(s)	$78,440.00

*Prices subject to change without prior notice

AVAILABLE CONTRACT SOLD

FOX DEVELOPMENT OF ILLINOIS

LOTS UNDER CONTRACT LOTS OWNED BY FOX DEV

Dutch Creek Estates IV



LOT #	ACREAGE	PRICE
OUTLOT C	7.92 Acre(s)	$152,100.00
1	4.99 Acre(s)	$78,400.00
OUTLOT B	9.93 Acre(s)	$128,500.00
2	3.96 Acre(s)	$104,728.00
3	1.75 Acre(s)	$101,972.00
4	1.10 Acre(s)	$150,000.00
5	4.39 Acre(s)	$133,390.40
6	0.80 Acre(s)	$85,987.20
7	0.80 Acre(s)	$59,360.00
8	0.80 Acre(s)	$83,231.20
9	0.81 Acre(s)	$79,924.00
10	0.82 Acre(s)	$81,577.00
11	0.89 Acre(s)	$81,577.00
12	0.94 Acre(s)	$81,577.00
13	0.82 Acre(s)	$79,372.80
14	0.80 Acre(s)	$81,577.60
15	0.80 Acre(s)	$79,372.80
16	0.80 Acre(s)	$79,372.80
17	0.80 Acre(s)	$79,372.80
18	0.82 Acre(s)	$81,577.60
19	2.19 Acre(s)	$57,600.00

LOT #	ACREAGE	PRICE
20	1.01 Acre(s)	$94,806.40
21	0.86 Acre(s)	$93,704.00
22	0.80 Acre(s)	$90,396.80
23	0.80 Acre(s)	$88,192.00
24	0.81 Acre(s)	$93,704.00
25	0.81 Acre(s)	$93,704.00
26	0.80 Acre(s)	$94,806.40
27	0.80 Acre(s)	$94,806.40
28	0.80 Acre(s)	$94,806.40
29	1.08 Acre(s)	$96,460.00
30	1.39 Acre(s)	$100,318.40
31	2.33 Acre(s)	$108,035.20
32	2.71 Acre(s)	$108,035.20
33	0.88 Acre(s)	$96,460.00
34	5.55 Acre(s)	$115,752.00
35	3.69 Acre(s)	$114,649.60
36	2.79 Acre(s)	$100,318.40
37	2.41 Acre(s)	$99,216.00
38	1.93 Acre(s)	$96,460.00
39	1.49 Acre(s)	$93,704.00
40	1.41 Acre(s)	$90,948.00

*Prices subject to change without prior notice

AVAILABLE CONTRACT SOLD

FOX DEVELOPMENT OF ILLINOIS

OFFICE: 815-385-8000

Dutch Creek Estates V

LOTS UNDER CONTRACT

LOTS OWNED BY FOX DEV



LOT #	ACREAGE	PRICE
1	0.81 Acre(s)	$82,680.00
2	0.85 Acre(s)	$82,680.00
3	0.89 Acre(s)	$82,680.00
4	0.83 Acre(s)	$87,089.60
5	0.80 Acre(s)	$82,680.00
6	0.82 Acre(s)	$74,963.20
7	4.11 Acre(s)	$175,000.00
8	1.77 Acre(s)	$210,000.00
9	1.76 Acre(s)	$95,400.00
10	1.97 Acre(s)	$93,280.00
11	2.39 Acre(s)	$98,368.00
12	2.36 Acre(s)	$96,000.00
13	2.51 Acre(s)	$240,000.00
14	2.27 Acre(s)	$92,000.00
15	1.20 Acre(s)	$118,508.00
16	0.80 Acre(s)	$112,996.00
17	0.80 Acre(s)	$112,996.00
18	0.89 Acre(s)	$84,000.00

LOT #	ACREAGE	PRICE
19	1.13 Acre(s)	$88,000.00
20	2.41 Acre(s)	$240,000,00
21	1.93 Acre(s)	$126,776.00
22	1.27 Acre(s)	$121,264.00
23	1.31 Acre(s)	$89,040.00
24	1.46 Acre(s)	$115,752.00
25	1.61 Acre(s)	$115,752.00
26	1.72 Acre(s)	$115,752.00
27	1.69 Acre(s)	$110,240.00
28	1.61 Acre(s)	$80,560.00
29	1.53 Acre(s)	$96,460.00
30	5.04 Acre(s)	$137,800.00
31	0.81 Acre(s)	$74,000.00
32	0.85 Acre(s)	$115,752.00
33	2.32 Acre(s)	$129,532.00
34	2.19 Acre(s)	$129,532.00
35	2.19 Acre(s)	$126,776.00
36	2.12 Acre(s)	$132,288.00

LOT #	ACREAGE	PRICE
37	3.80 Acre(s)	$270,000.00
38	1.08 Acre(s)	$88,000.00
39	0.93 Acre(s)	$82,000.00
40	1.06 Acre(s)	$76,800.00
41	0.92 Acre(s)	$99,216.00
42	0.90 Acre(s)	$92,601.60
43	1.00 Acre(s)	$67,200.00
44	0.98 Acre(s)	$67,200.00
45	0.93 Acre(s)	$67,200.00
46	0.94 Acre(s)	$64,000.00
47	1.53 Acre(s)	$82,000.00
48	0.90 Acre(s)	$75,200.00
49	0.90 Acre(s)	$103,625.60
50	0.90 Acre(s)	$103,625.60
51	0.89 Acre(s)	$103,625.60
52	0.81 Acre(s)	$103,625.60
53	1.22 Acre(s)	$105,830.40
OUTLOT A	7.48 Acre(s)	$118,000.00

*Prices subject to change without prior notice

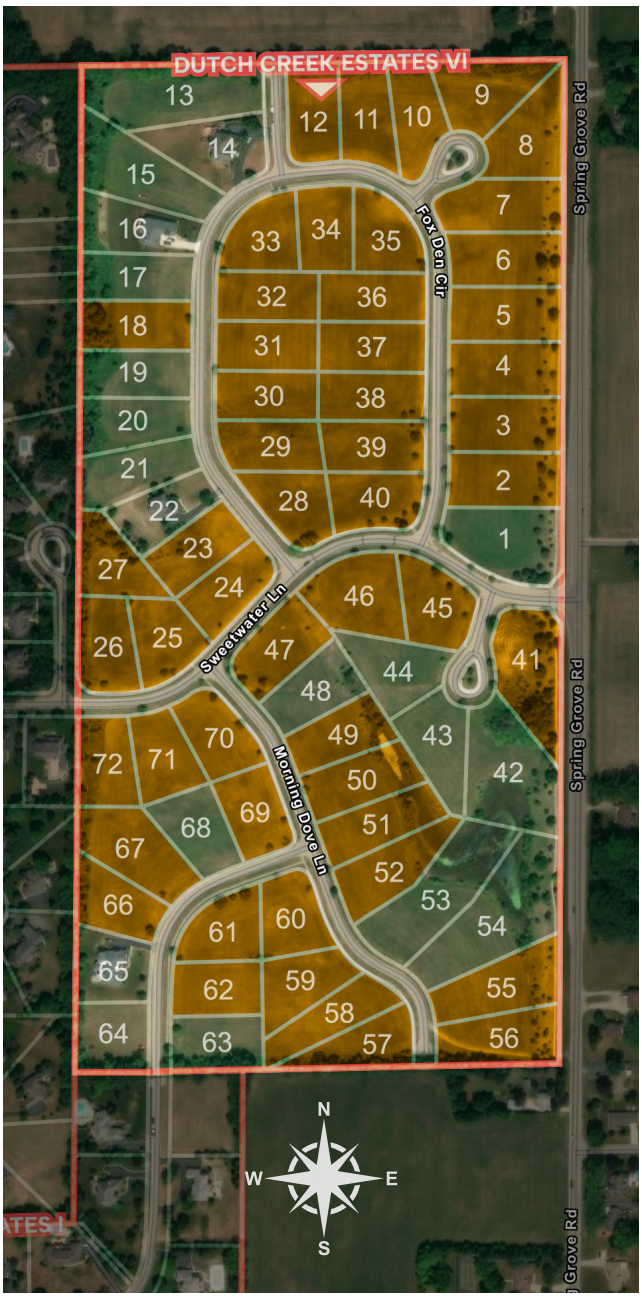
AVAILABLE CONTRACT SOLD

FOX DEVELOPMENT OF ILLINOIS

OFFICE: 815-385-8000

LOTS UNDER CONTRACT LOTS OWNED BY FOX DEV

Dutch Creek Estates VI



KLM BUILDERS
DUTCH CREEK ESTATES – PHASE 6

KLM Builders is excited to announce the acquisition of 51 estate sized lots in the tranquil neighborhood of Dutch Creek Estates, Phase 6 in Johnsburg, IL. Construction of a new custom ranch model home will commence in Fall 2024, with an expected completion in Spring 2025. True to their motto, “Our Standards Are Other’s Options,” KLM Builders ensures that every home they construct includes numerous luxury appointments and reflects exceptional quality.

The homes in Dutch Creek Estates, Phase 6 will feature many of KLM’s renowned luxurious inclusions: beautifully appointed kitchens with stone countertops, stainless steel appliances, furniture-quality cabinetry, high-efficiency heating and A/C, full basements, and more. Additionally, these homes will offer volume ceilings, upgraded flooring, oversized windows for abundant natural light, 2x6 exterior wall construction for extra insulation, and 3-car garages.

For 37 years, KLM Builders has exemplified building excellence, creating homes that reflect an unwavering commitment to quality. The experienced and dedicated team of designers and craftsmen have built an impeccable reputation in serving the communities of Northern Illinois and Southeast Wisconsin. Whether you choose to build on your lot or theirs, KLM Builders is dedicated to turning your dream home into a reality with unparalleled attention to detail and superior craftsmanship.

Please contact KLM Builders for more information: (815) 678-4018



DUTCH CREEK ESTATES

"The Perfect Setting for Fine Country Homes"

Why compromise? **Dutch Creek Estates** means that you don't have to settle for a place to live when Dutch Creek Estates is exactly what you want. McHenry County's finest country estates are located right in Johnsburg.

Dutch Creek Estates, spread out across 475 acres of rolling hills, has 291 large home sites. The secluded development features sparkling ponds, bubbling creeks, splashing waterfalls, majestic old-growth oaks and hickories.

The distinctive character of the entire subdivision provides each lot with a variety of features including walkout basements, panoramic views of the Dutch Creek Valley, southern exposures, secluded woods, and tranquil ponds. Each lot has been meticulously designed to coordinate with its neighbors and provide privacy as well as a sense of community.

Construction of homes in **Dutch Creek Estates** is governed by a set of architectural guidelines, which insures the quality, integrity, and value of the community. The guidelines set standards for house size, construction materials, architectural interest, and landscaping. Each house plan is carefully considered for its individuality and contribution to the overall quality of the subdivision. The result is one of the highest valued committees in McHenry County. Yard Setbacks: 20'-Side, 30'- Rear and 55'- Front.

Dutch Creek Estates was created with uncompromising attention to landscaping detail. The entrance, parks and public parkways were professionally designed to enhance the natural beauty of the site. The award winning landscaping includes the addition of nearly six hundred oak and maples trees, terraced flag stone gardens, and undulating berms covered with pines and flowering trees. The creeks and waterfall are lined with boulders, willow trees, and swaying natural grasses.

We're positive you won't find a more comfortable country setting anywhere else in McHenry County.

ACCESSORY BUILDINGS – PHASES 3, 4 & 5

Real Estate Developer, Jack Pease, is excited to announce revisions to his planned development, Dutch Creek Estates, Phases 3, 4 & 5 referred to as “The Wilderness” because of its natural woodlands, open space, streams and ponds, located in Johnsburg, Illinois. Revisions in the development, offer buyers the combination of a custom luxury home site and a complimenting luxury highend accessory building site.

This is a unique opportunity not offered or available in area residential developments. The luxury high-end accessory building provides owners and enthusiasts a multitude of uses such as a vehicle & toy collection showroom, RV storage, family-cave dreams, hobby & crafts, family & friends entertaining, complete with gourmet kitchens, deluxe bathrooms, game and sport uses, fireplaces, wet bars and wine cellars and many other uses.

The accessory building floor space cannot exceed 3% of the total lot area on any single lot, or a combination of lots, measuring 1.5 acres or more, allowing more open space and a less dense development environment. Accessory buildings are to be no more than 16’ to the eves, 35’ in total height. Yard setback requirements: 50’ in the rear of the residence and 50’ Side and Rear yard. Luxury high-end custom homes and accessory buildings are subject to an architectual review committee approval ensuring high-end construction standards and a beautiful community. Please see the following photographs of exterior and interior accessory building examples.









SYNOPSIS OF COVENANTS, CONDITIONS, & RESTRICTIONS

DUTCH CREEK ESTATES, PHASE III, IV, V
JOHNSBURG, IL

- **Minimum square feet for a two-story home in Phase III & IV – 2,700 SF**
  (1,800 SF ground floor & 900 SF Upper or Lower Level)

- **Minimum square feet for a Ranch home in Phase III & IV – 2,400 SF**
  (1,800 SF ground floor & 600 SF Lower Level)

- **Minimum square feet for a two-story home in Phase V – 3,000 SF**
  (2,000 SF ground floor & 1,000 SF Upper or Lower Level)

- **Minimum square feet for a Ranch home in Phase V – 2,700 SF**
  (2,000 SF ground floor & 700 SF Lower Level)

    - **Roofing Material – 40 year Architectural Asphalt, Cedar or Cedar Composite.**
    - **Front facade must have some masonry.**
    - **Exterior - all natural materials, composite and, or, cement board materials.**
    - **3 car side load garage (3 separate garage doors).**
    - **Masonry chimneys or direct vent fireplaces with chimneys must appear masonry from the curb.**
    - **Minimum of 5 roof ridge lines.**

- **The design, placement, and landscaping for all homes, structures, fences, walls or other structures erected in Dutch Creek Estates shall be approved prior to construction, in writing, by the Architectural Review Committee.**