

# 7648 WATCH HILL COURT

## VERONA

### General

- The Woods at Watch Hill subdivision
- 2.26 acres
- HOA is \$750 per year
- 3 car garage with epoxy floors and custom cabinets & work bench
- Irrigation system

### Main level

- Office could be a sixth bedroom
- Insulated three season porch adds another 159 square feet

### Upper level

- All bedrooms have an en suite
- Convenient laundry room

### Lower Level

- 1151 finished square feet
- Wet bar
- Bedroom
- Theatre room

### A note about the zoning from the developer in 2017:

This project is platted as a condominium. But not in the traditional sense of an owner owning the inside & the exterior is owned by the association. In this case (similar to Walden Bay in Westport) the "unit" is the entire lot. The only common spaces are the roads. The owner owns their home (inside & out) and the entire lot. The owner is responsible for the exterior just like a single family home. The annual condo fee [2023] is \$750. This is for road maintenance.

This was done this way because Madison wanted to stop the project. Madison has a 3 mile ETZ (extra territorial jurisdiction zone) outside of the city perimeter. By not sub-dividing and creating a condo plat, Madison did not get a say in the project. It's a loophole that we jumped through.