

# Flat River Vistas

RESIDENCES ON THE RIVER

Flat River Vista includes a permanently preserved nature area along the Flat River. This unique ecosystem includes over 10 acres and approximately 1,500 feet of Frontage on the river.

A large variety of Wildlife seen in this ecosystem include bald eagles, river otters, mink, as well as the typical species of whitetail deer, four species squirrels, rabbits etc. It includes a diverse crowd of Hardwoods including Maples, White and Black Oak, Walnut, Hickory, Cherry, as well as a wide variety of conifers. Several species of edible wild mushrooms have been found in this location.

A walking trail will be built which will allow residents to enjoy this area and will be approximately a half-mile long.

The trail will be dedicated only to walkers and non-motorized vehicles. No hunting will be allowed. This is an amazing resource that is included and the purchase of your property.



*For more information call:*

616-291-2668 Steve Hanson

616-540-6347 Mark Jewell

*Call us for a free market analysis on your home or land!*





NO. OF SHEETS	1
NO. OF SHEETS USED	1
DATE	11/11/2011
PROJECT	BUENA VISTA
PREPARED FOR	BRUCE LANGLOIS REAL ESTATE GROUP
DATE	11/11/2011

BRUCE LANGLOIS  
 REAL ESTATE GROUP  
 217 S. W. 10th Ave  
 Ft. Lauderdale, FL 33304  
 (954) 562-1111

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**PUD REGULATIONS**  
 MIN. LOT AREA: 0.6 AC  
 MIN. LOT WIDTH: 50 FT  
 MIN. FRONT YARD SETBACK: 10 FT  
 MIN. SIDE YARD SETBACK: 5 FT  
 MIN. REAR YARD SETBACK: 5 FT  
 MAX. BUILDING HEIGHT: 10 FT  
 MIN. FLOOR AREA: 1,500 SQ FT  
 BUILDING SETBACK FROM ROAD: 100 FT

- OPEN SPACE/PAVING FEATURE REPRESENTATION  
 1/2" WHITE DASH

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 RESIDENCES ON THE RIVER

**HANSON**  
**REAL ESTATE GROUP**  
 Real Estate & Development  
 616-291-2668



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