



**FIRSTWEBER**  
Group  
REALTORS®

COYLE HIGHLANDS

COTTAGE GROVE

621 N. Sherman Ave.  
Madison, WI 53704

PRESORTED  
FIRST-CLASS MAIL  
U.S. POSTAGE PAID  
MADISON, WI  
PERMIT NO. 1173

## Coyle Highlands

Home Sites Located in Cottage Grove, WI

Only minutes from Madison

Choose your own builder!

Priced from \$70's

\*Commercial Sites also available.

For more information contact:

# DEWITT

REAL ESTATE DEVELOPMENT

*What solid communities are built on.*

621 N. Sherman Ave., Ste. B-17, Madison, WI 53704  
Phone: 608-245-1500 • Fax: 608-663-8284 • Cell: 608-575-0762  
Email: jdewitt@jdewitt.com • Web: www.jdewitt.com

Not intended to solicit presently listed properties.

## Coyle Highlands Cottage Grove, WI

For more information contact:



**John DeWitt**  
(608) 221-8666  
jdewitt@jdewitt.com



## June is National Homeowners Month! Celebrate with us.

**FREE! \$6,500\* value Frigidaire  
Energy Star® Appliance package with  
any lot purchase!**

*Package includes Frigidaire "Professional" Line stainless steel refrigerator,  
range, dishwasher, microwave, plus the Affinity front load washer & dryer!*

**Plus\$\$ Go Green, Save Green!  
\$1,000 Cash Back at closing  
for Green Building!**

*We care about the environment. Now you can  
show your Green spirit and save Green, too. Simply agree to build to any  
recognized green standard\* and receive \$1,000 cash back at closing.*

**Special Offers Only Available during Homeowners Month Only!  
Hurry! Expires June 30th, 2009!**



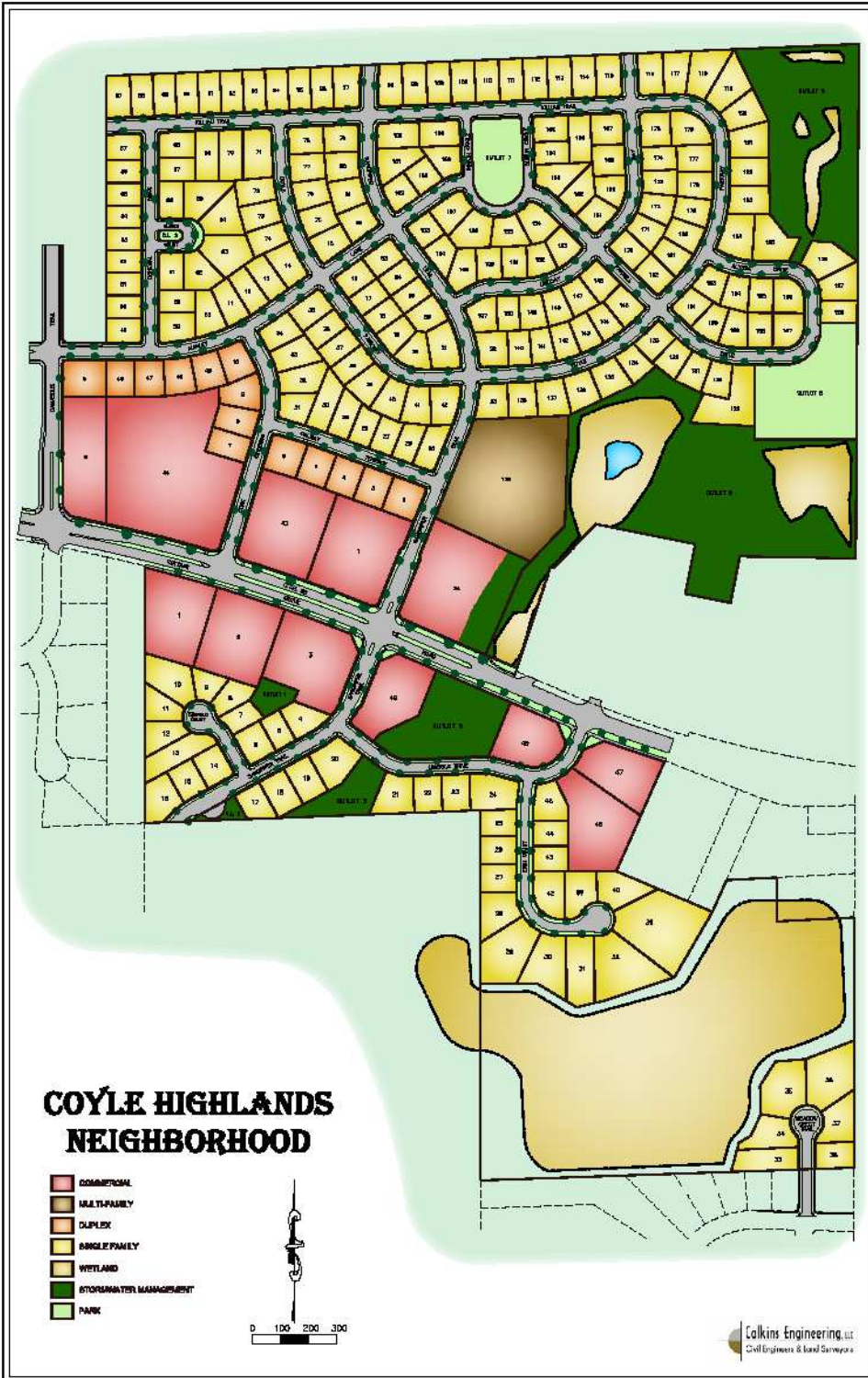
# Coyle Highlands, Cottage Grove, WI

## Up to \$7,500 in Total Savings!

Priced from \$70's · Up to 32,000 square feet

COYLE HIGHLANDS

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Products provided by:  
Brothers Main Appliance  
Madison, WI

### Subdivision features:

- Conservancy Lots
- Rear exposures for single family lots
- Single Family, plus Commercial and Office

June is National Homeowners Month. To celebrate we are offering two limited time offers. An Energy Star Frigidaire Appliance package with any lot purchase, and to show that we care about the environment we will add an additional \$1,000 cash back incentive for any green built building. This is a total savings of up to \$7,500\*. Hurry, offer ends June 30th, 2009.



\* Prices based on latest approximate MSRP for same or comparable product. Product information available at DeWitt Real Estate Development, 608-245-1500 or at www.jdewitt.com. Offer expires June 30, 2009. "Green" building includes Green Built®, NAHB green home and similar certified standards. Seller reserves the right to cancel or abridge this promotion at any time without notice. Contact seller for full promotion terms. Seller, County ID, LLC is and Equal Housing Seller.



The lot "Seller" is one of the following: County ID, LLC, Coyle Development Corp., Brooklyn sunrise, Inc., Valle Tell, Inc., or Waterloo Properties, Inc. (Hereinafter, "Seller"). Products are purchased by Seller. All rebates and concessions belong to Seller. If necessary, Buyer agrees to join in the application for any rebates or concessions and assigns any rights thereto to Seller.

Products intended for delivery include the following:

<u>Kitchen</u>	<u>Model No.</u>	<u>Model Line</u>	<u>Approx. MSRP</u>
Refrigerator	PHS66JSB	Frigidaire Professional	\$2,099.00
Range	PLEFZ398GC	Frigidaire Professional	\$1,549.00
Dishwasher	PLD4375RFC	Frigidaire Professional	\$ 799.00
Microwave	PLMVZ169HC	Frigidaire Professional	\$ 499.00
<u>Laundry</u>			
Washer	ATF6000FS	Frigidaire Affinity	\$ 799.00
Dryer	AEQ6000ES	Frigidaire Affinity	\$ 849.00
Total estimated MSRP			\$6,594.00

Products will be delivered from retailer, *Brothers Main Appliance*, Stoughton Rd., Madison, WI. All products will be delivered new and with manufacturer's and retailers standard warranties. Seller is not a merchant and except as to warranties extended by Brothers Main or the manufacturer makes no representations or warranties concerning the products and specifically disclaims any warranty of merchantability and/or fitness for any particular purpose. **All sales are "as is," "where is," and "with all faults."**

Seller reserves the rights to substitute products if no longer available from retailer or for other commercially reasonable circumstances determined by Seller in Seller's sole discretion. Products shall be reasonably comparable but not necessarily identical. Manufacturer and/or retailer may discontinue certain models and may substitute model numbers from time to time.

In order to qualify for \$1,000 "Cash Back" Buyer and Buyer's builder must agree in writing to build a home to "green standards." Acceptable standards include the Green Built® program, the LEED® program, the NAHB Model Green Home Building Guidelines®. However, any regularly recognized green building standard may be acceptable but must be certified by a qualified third party inspector and if not of the former three programs must be approved by Seller. Seller reserves all rights to modify this program at any time without notice. "Cash Back" shall be applied to the purchase price or otherwise paid out at closing. If Buyer fails to perform with reference to the green building program, Buyer agrees to refund the Cash Back receipts immediately upon request.

Any additional promotion amounts or discounts, if any, offered to builders are offered only to bona fide builders and developers whose full time and primary business is the development and construction of buildings. Qualifications may be rejected by Seller based on Seller's sole good faith discretion.

All promotions are administered by John R. DeWitt, d/b/a DeWitt Real Estate Development.