

Tullymore Run

10000 GARMAN ROAD

LEO, IN 46765

Exclusive Tullymore Run Builders:

Bob Buescher Homes	260.490.3355
Granite Ridge Builders	260.490.1417
Hickory Creek Homes	260.459.1144
Legacy Homes by Delagrang	260.615.4269
NG Construction	260-450-0217
Prime Homes	260.437.4866
Slattery Builders	260.739.3248
Star Homes	260.755.5999
Timberlin Homes	260.485.8000
Windsor Homes	260.490.1302

Exclusive Tullymore Run Villa Builder

Legacy Homes by Delagrang 260.615.4269

City Water & Sewer to all Lots

Developed by: Chestnut Group Inc.

John Lemler 260.704.2680

Roger Delagrang 260.433.5972

Tullymore Run

March ~ 2025

Section 1

<u>LOT #</u>	<u>Sales Price</u>	<u>View</u>	<u>Status</u>	<u>Lot #</u>	<u>Sales Price</u>	<u>View</u>	<u>Status</u>
1	\$89,900	7.0	For Sale	3	\$99,900	W/O	For Sale
2	\$94,900	W/O	For Sale	4	\$104,900	W/O	For Sale

Minimum Sq. Ft. Of Living Area

Ranch 1800 / Two Story 2200

Prices are subject to change without notice.

Prices exclude sidewalks, water taps, sewer taps, and all assessments related hereto.

Holds are strictly limited to 7 days. Inactive holds automatically return to market without notice.

All marketing material and information is subject to change at anytime without notice.

Minimum 3 Car garage in Single Family.

Tullymore Neighborhood is Limited to our Exclusive Builders Only.

For more information: John Lemler 260-704-2680

Roger Delagrange 260-433-5972

Garman Road

Tullymore Run

Section I

December 4, 2018

Developer:

Tullymore Run, LLC
10729 Coldwater Road
Suite 140
Fort Wayne, IN 46845
Tel: (260) 637-4030

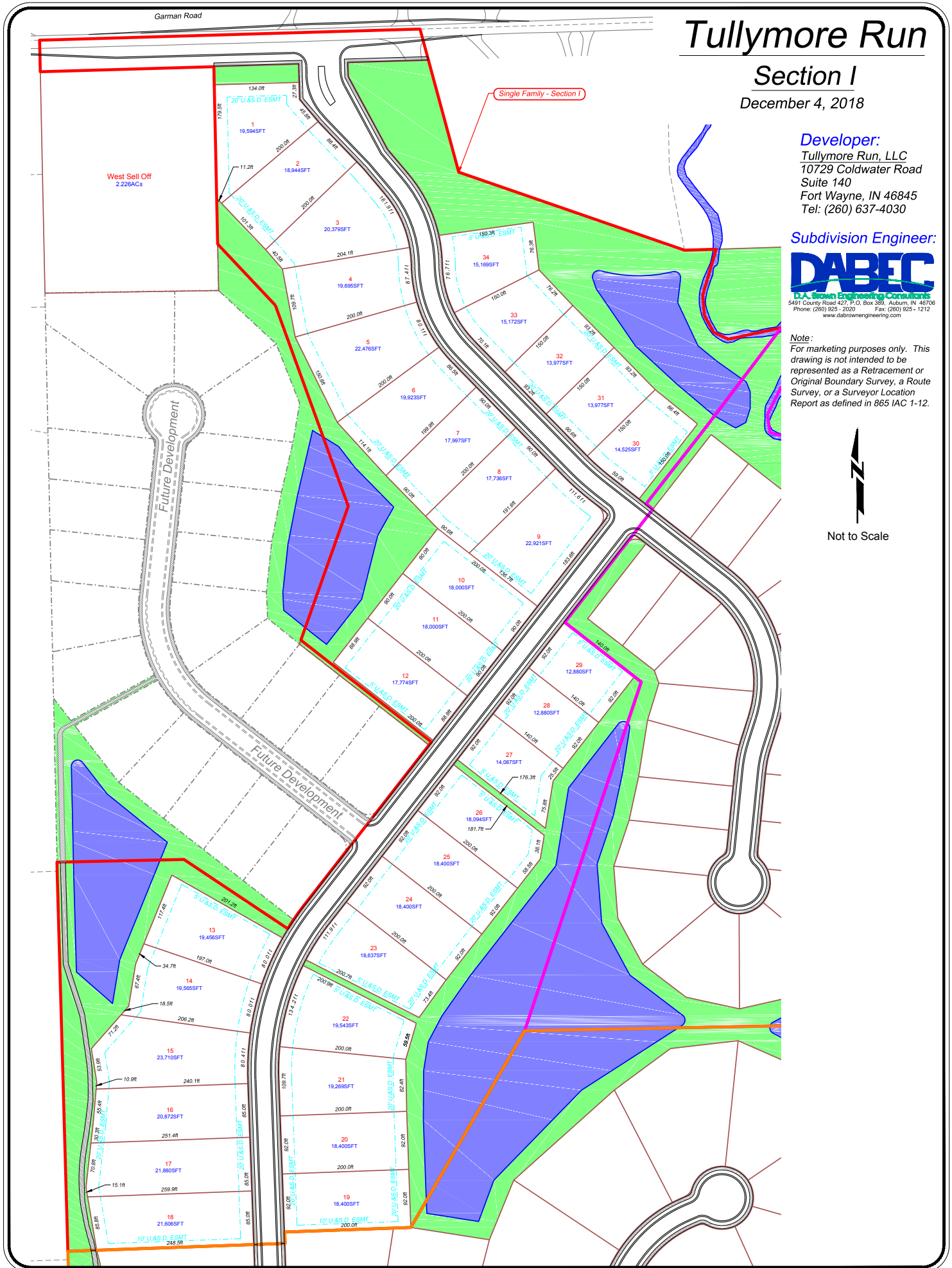
Subdivision Engineer:

DABEC
D.A. Brown Engineering Consultants
5491 County Road 427, P.O. Box 289, Auburn, IN 46706
Phone: (260) 925-2020 Fax: (260) 925-1212
www.dabrownengineering.com

Note:
For marketing purposes only. This drawing is not intended to be represented as a Retracement or Original Boundary Survey, a Route Survey, or a Surveyor Location Report as defined in 865 IAC 1-12.



Not to Scale



Tullymore Run

Section II

December 4, 2018

Developer:
Tullymore Run, LLC
10729 Coldwater Road
Suite 140
Fort Wayne, IN 46845
Tel: (260) 637-4030

Single Family - Section II

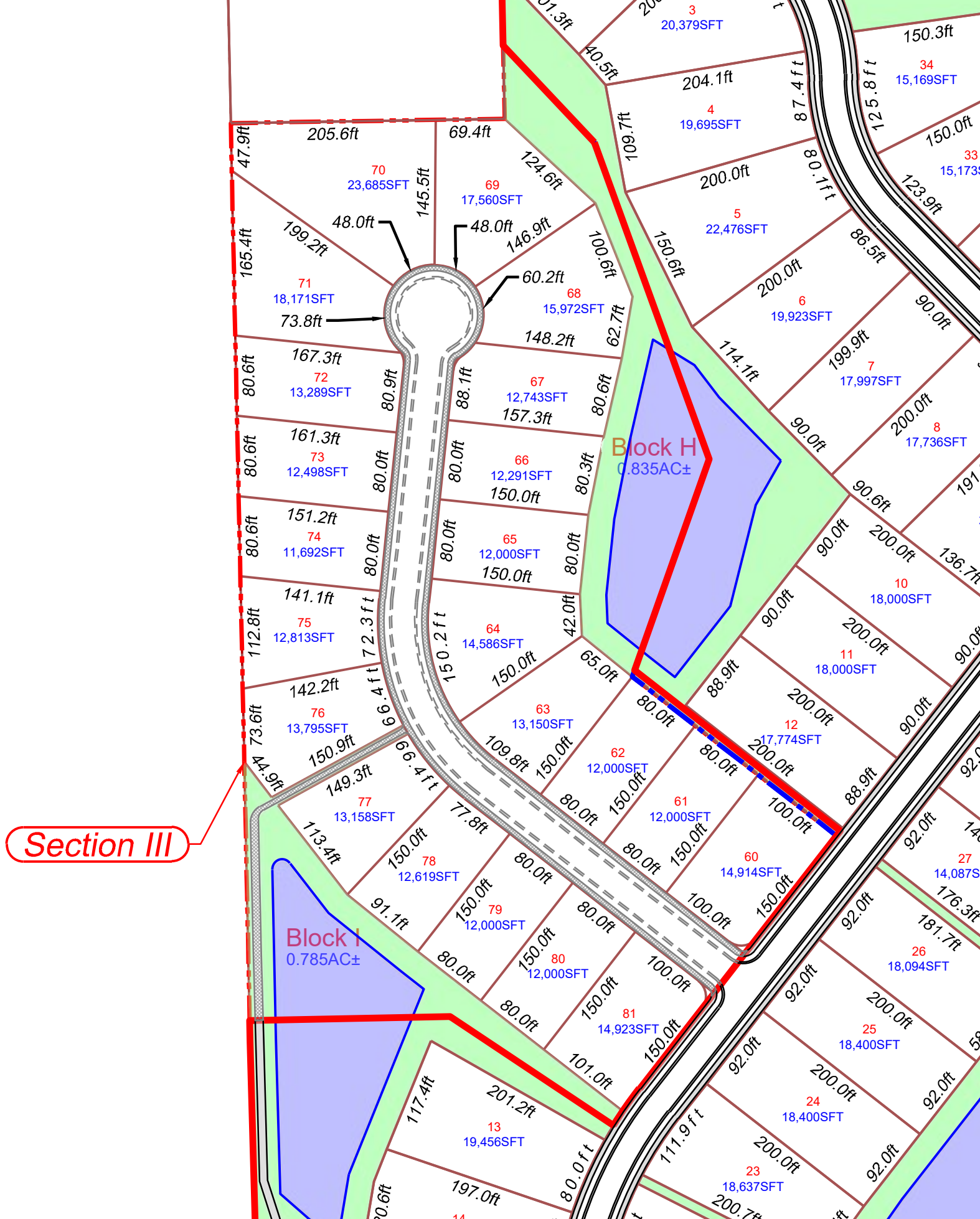


Not to Scale

Note:
For marketing purposes only. This drawing is not intended to be represented as a Retracement or Original Boundary Survey, a Route Survey, or a Surveyor Location Report as defined in 865 IAC 1-12.

Subdivision Engineer:
DABEC
D.A. Brown Engineering Consultants
5491 County Road 427, P.O. Box 389, Auburn, IN 46706
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
www.dabrownengineering.com

Future Development



Tullymore Run

March ~ 2025

Section IV & V

<u>LOT #</u>	<u>Sales Price</u>	<u>View</u>	<u>Status</u>	<u>Lot #</u>	<u>Sales Price</u>	<u>View</u>	<u>Status</u>
87	\$105,900		For Sale	101	\$169,900	Water	For Sale

Minimum Sq. Ft. Of Living Area

Ranch 1800 / Two Story 2200

Prices are subject to change without notice.

Prices exclude sidewalks, water taps, sewer taps, and all assessments related hereto.

Holds are strictly limited to 7 days. Inactive holds automatically return to market without notice.

All marketing material and information is subject to change at anytime without notice.

3 - Car Garage Minimum in Single Family.

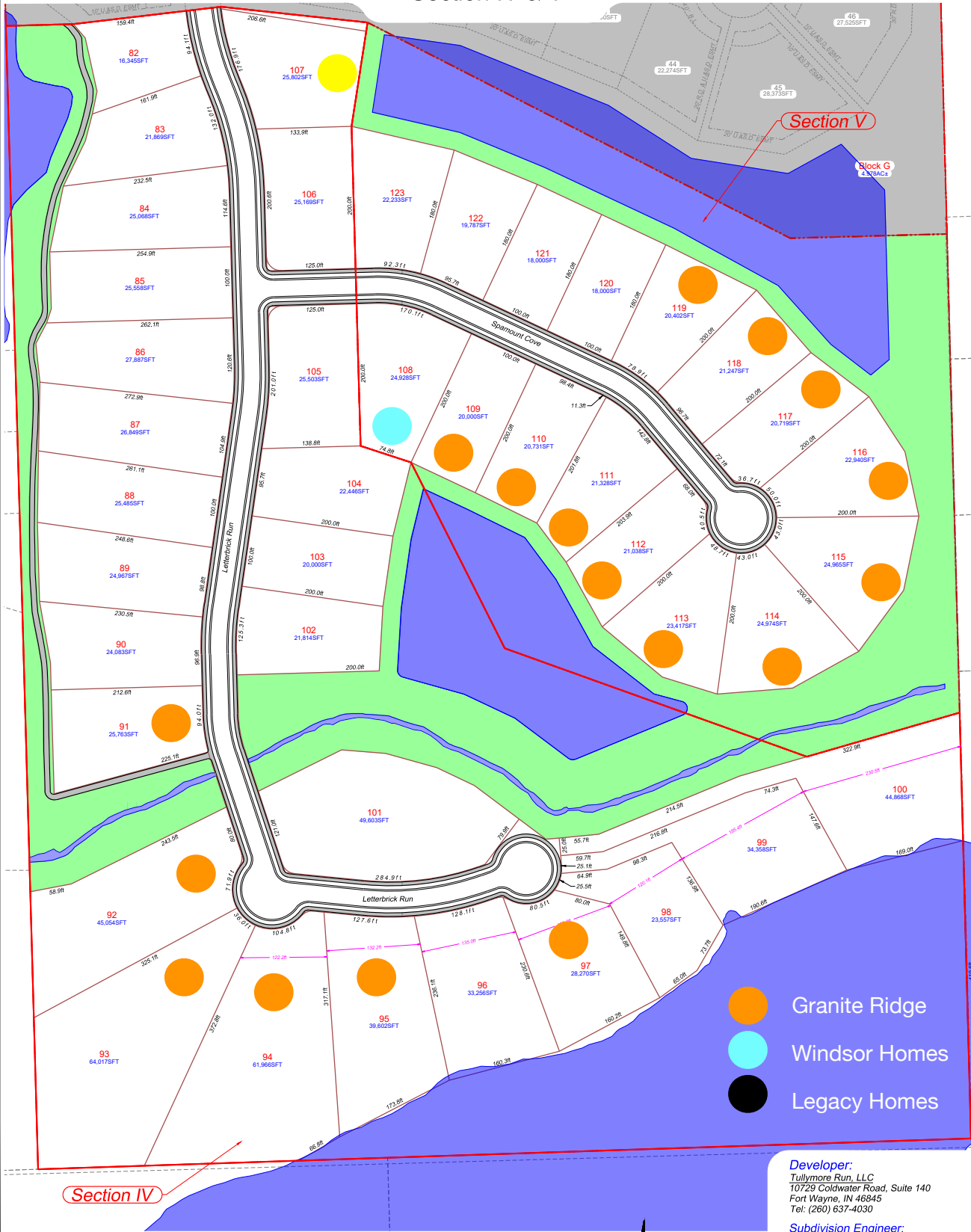
Tullymore Neighborhood is Limited to our Exclusive Builders Only.

For more information: John Lemler 260-704-2680

Roger Delagrang 260-433-5972

Tullymore

Section IV & V



11/12/2020 10:00 AM Tullymore Run, LLC 10729 Coldwater Road, Suite 140 Fort Wayne, IN 46845 Tel: (260) 637-4030
 11/12/2020 10:00 AM Tullymore Run, LLC 10729 Coldwater Road, Suite 140 Fort Wayne, IN 46845 Tel: (260) 637-4030
 11/12/2020 10:00 AM Tullymore Run, LLC 10729 Coldwater Road, Suite 140 Fort Wayne, IN 46845 Tel: (260) 637-4030

Villas of Tullymore Run

March ~ 2025

<u>Lot #</u>	<u>Sales Price</u>	<u>View</u>	<u>Status</u>	<u>Lot #</u>	<u>Sales Price</u>	<u>View</u>	<u>Status</u>
V1	\$76,900	Private	HOLD	V11	Hertsel	Water	SOLD
V2	Wedge	Private	SOLD	V12	Pearson	Water	SOLD
V3	Grotrian	Private	SOLD	V13	Miller	Water	SOLD
V4	Fidler	Private	SOLD	V14	Buttles	Water	SOLD
V5	\$56,900	Private	For Sale	V15	Didier	Water	SOLD
V6	\$56,900	Private	For Sale	V16	\$64,900	Water	For Sale
V7	\$56,900	Private	For Sale	V17	\$59,900	Water	For Sale
V8	\$56,900	Private	For Sale	V18	Beyeler	Water	SOLD
V9	\$499,900	Private	For Sale	V19	Lakeview	Water	SOLD
V10	Gerardot	Water	SOLD	V20	\$49,900		For Sale

Villas Exclusively Built by:
Legacy Homes by Delagrang

John ~ 260.704.2680

Holly ~ 260.615.4269

☞ Association Dues are \$550 per year.

☞ Villa Maintenance Fee \$199 per month.

Villa Minimum Sq. Ft. Of Living Area is 1,600

Prices are subject to change without notice.

Prices exclude sidewalks, water taps, sewer taps, and all assessments related hereto.

Holds are strictly limited to 7 days. Inactive holds automatically return to market without notice.

All maketing material and information is subject to change at anytime without notice.

Tullymore Run Neighborhood is Limited to our Exclusive Builders Only.



LEGACY
HOMES
by Delagrangre

Tullymore Run Villas

Subdivision Engineer:

DABEC
D.A. Brown Engineering Consultants

5491 County Road 427, P.O. Box 388, Auburn, IN 46706
Phone: (260) 925-2020 Fax: (260) 925-1212
www.dabrownengineering.com

Developer:

Tullymore Run, LLC
10729 Coldwater Road
Suite 140
Fort Wayne, IN 46845
Tel: (260) 637-4030

Holly Delagrangre-Lemler

260.615.4269

or

John Lemler

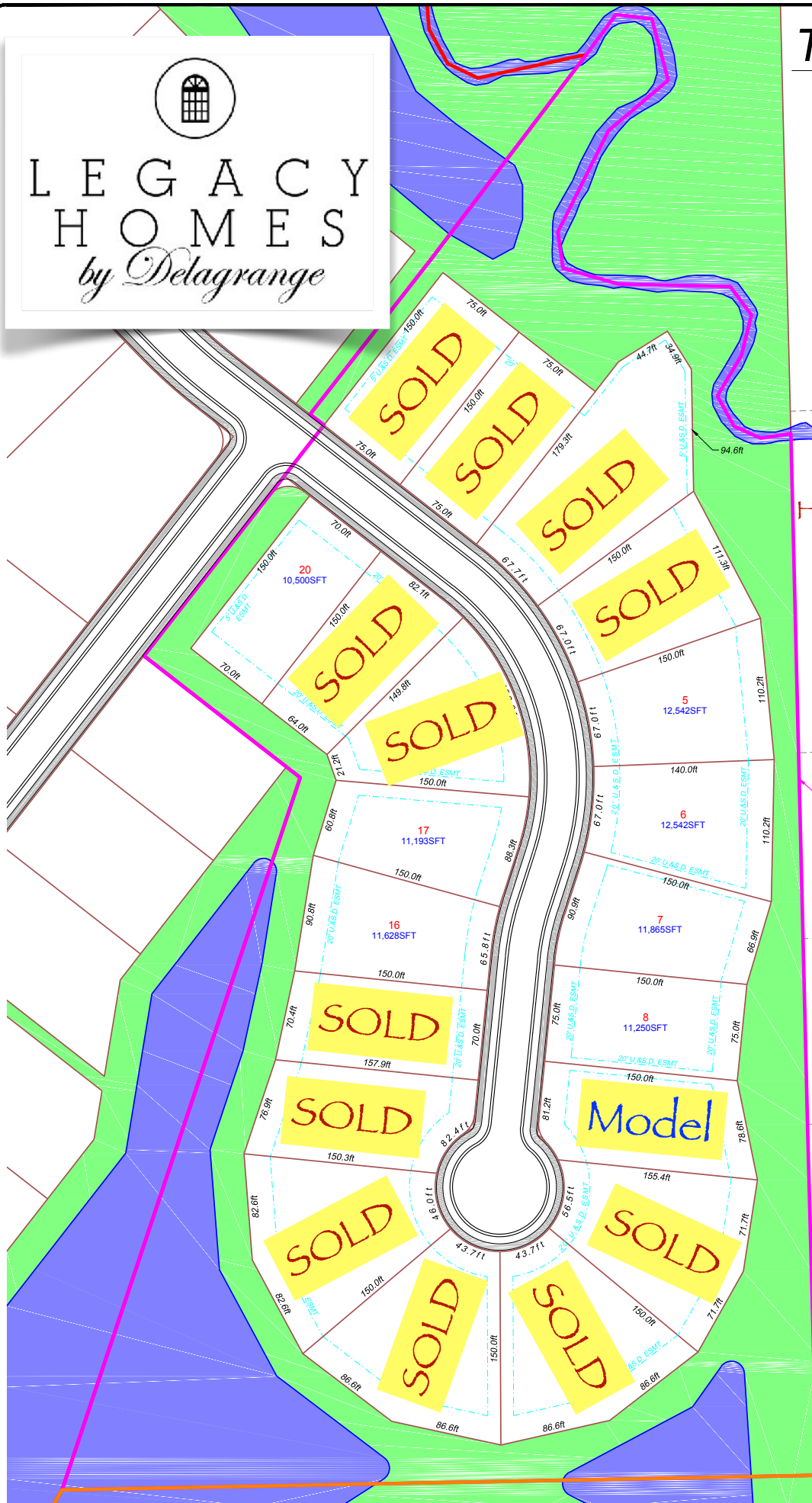
260.704.2680

Villas - Section I

Note:
For marketing purposes only. This drawing is not intended to be represented as a Retracement or Original Boundary Survey, a Route Survey, or a Surveyor Location Report as defined in 865 IAC 1-12.



Scale 1" = 50 ft



Villas of Tullymore Run

For a monthly fee of \$199, Villas of Tullymore Run Association will be responsible for the following items:

- The removal of snow from driveways and front sidewalks (2" minimum).
 - The maintenance of underground sprinkling system for yards.
 - The maintenance (not replacement) of all lawns, planted trees, and shrub beds, belonging to the members of the "The Villas of Tullymore Run", includes the cutting of the grass, weeding, bark mulching, trimming & fertilization of lawn.
 - The painting and or staining of the exterior of dwellings as necessary under the direction of the association.
- Decks and screen porches will be assessed at the time of painting exterior. Maintenance fees will begin after your new Villa Home is constructed (on the day of closing).
 - The annual Community Association dues for all Tullymore Run homeowners are \$650. Community trash service is \$318 per year.

Legacy Homes by Delagrang

John Lemler ~ 260.704.2680

Holly Delagrang-Lemler ~ 260.615.4269

LegacyHomesFW@gmail.com