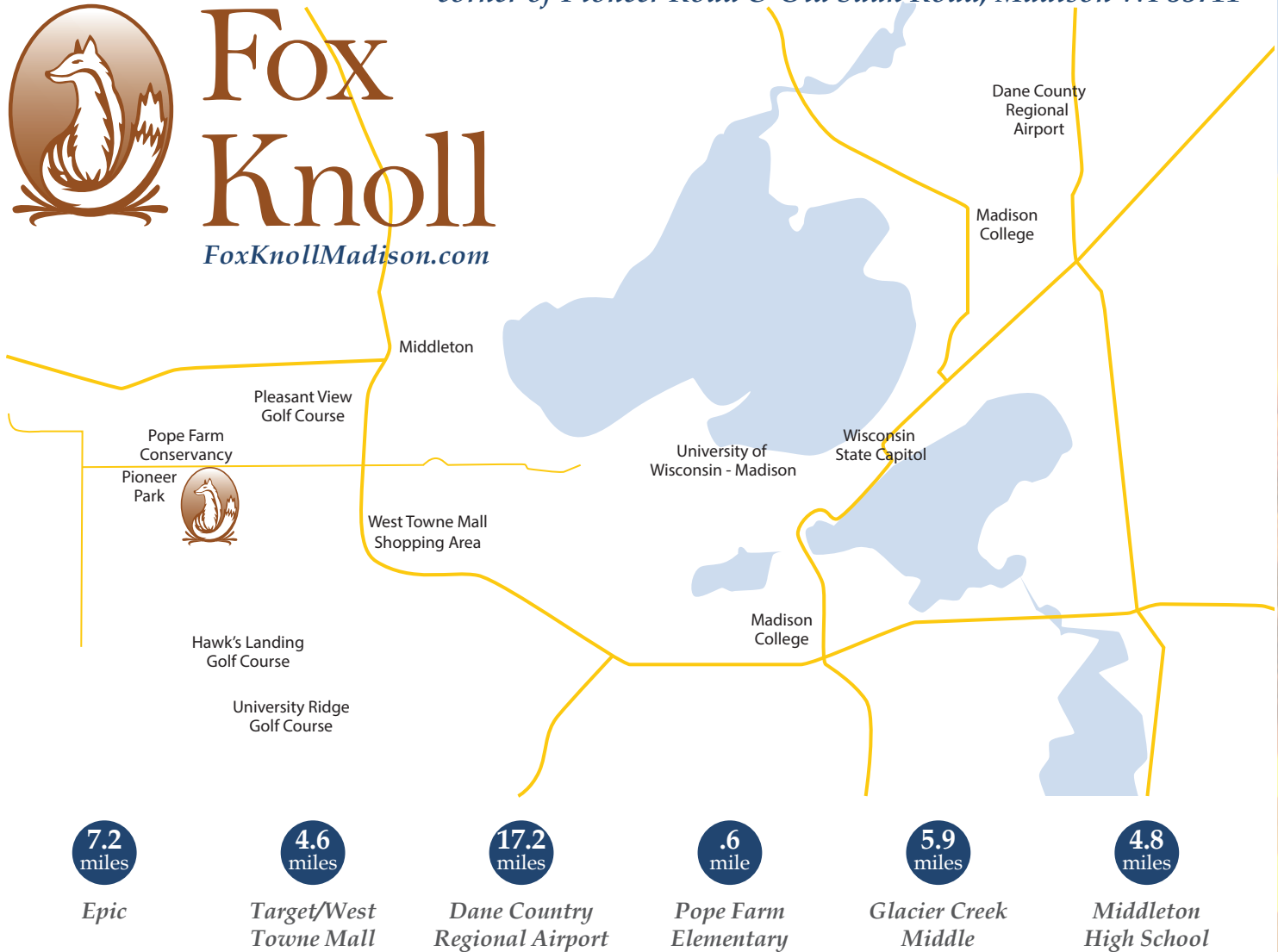




# Fox Knoll

[FoxKnollMadison.com](http://FoxKnollMadison.com)

*corner of Pioneer Road & Old Sauk Road, Madison WI 53711*



*Find your perfect suburban retreat when you make Fox Knoll subdivision your home... quick and easy access to the city, yet all the joys of country living in one of Madison's most sought-after locations.*

*Positioned for the very best of both town and country living, Fox Knoll is a 74 lot, single-family development on the quiet western edge of the City of Madison and within the Middleton Cross Plains Area School District.*

*Located off Old Sauk Road at Pioneer Road, this beautiful new community is walking distance to Pope Farm Conservancy and Pioneer Park.*

*The 50 lots of Phase One range in size from .21 to .37 acres with a gently sloping terrain to the west. Bring your own builder, or we can help guide you through the entire home building process.*

## *Country living in the city of Madison*



# Fox Knoll

[FoxKnollMadison.com](http://FoxKnollMadison.com)

*corner of Pioneer Road & Old Sauk Road, Madison WI 53711*

Lot	Sq. Ft.	Acreage	Street Address
6	11,502	0.26	643 Rustic Rise Way
7	11,096	0.26	639 Rustic Rise Way
8	11,096	0.26	635 Rustic Rise Way
9	11,096	0.26	631 Rustic Rise Way
10	11,096	0.26	627 Rustic Rise Way
11	9,956	0.23	624 Rustic Rise Way
12	9,956	0.23	628 Rustic Rise Way
13	9,956	0.23	632 Rustic Rise Way
14	9,956	0.23	636 Rustic Rise Way
15	10,169	0.23	640 Rustic Rise Way
16	10,034	0.23	637 Windy Willow Rd
25	9,297	0.21	638 Windy Willow Rd
26	9,091	0.21	639 Clear Pond Way
35	12,589	0.29	640 Clear Pond Way
36	14,019	0.32	644 Clear Pond Way
37	15,598	0.36	648 Clear Pond Way
38	9,974	0.23	652 Clear Pond Way
39	8,970	0.21	660 Clear Pond Way
40	8,970	0.21	664 Clear Pond Way
41	8,970	0.21	668 Clear Pond Way
42	10,440	0.24	672 Clear Pond Way
43	12,510	0.29	676 Clear Pond Way
44	16,239	0.37	680 Clear Pond Way
45	13,154	0.3	10506 Hearth Stone Dr
46	12,268	0.28	10502 Hearth Stone Dr
47	12,304	0.28	10422 Hearth Stone Dr
48	12,523	0.29	10418 Hearth Stone Dr
49	12,526	0.29	10414 Hearth Stone Dr
50	10,198	0.23	645 Clear Pond Way
51	10,900	0.25	649 Clear Pond Way

Lot	Sq. Ft.	Acreage	Street Address
52	13,414	0.31	658 Windy Willow Way
53	11,802	0.27	654 Windy Willow Rd
54	14,038	0.32	650 Windy Willow Rd
55	9,771	0.22	646 Windy Willow Rd
56	10,333	0.24	642 Windy Willow Rd
57	11,000	0.25	641 Windy Willow Rd
58	9,913	0.23	645 Windy Willow Rd
59	9,913	0.23	649 Windy Willow Rd
60	9,913	0.23	653 Windy Willow Rd
61	9,913	0.23	657 Windy Willow Rd
62	11,113	0.26	661 Windy Willow Rd
63	11,159	0.26	666 Rustic Rise Way
64	9,956	0.23	662 Rustic Rise Way
65	9,956	0.23	658 Rustic Rise Way
66	9,956	0.23	654 Rustic Rise Way
67	9,956	0.23	650 Rustic Rise Way
68	11,051	0.25	646 Rustic Rise Way
69	11,857	0.27	647 Rustic Rise Way
70	11,912	0.27	651 Rustic Rise Way
71	12,965	0.3	655 Rustic Rise Way



**STEVE BRITT**

[Steve@SpencerREG.com](mailto:Steve@SpencerREG.com)

608-573-1900





# Fox Knoll

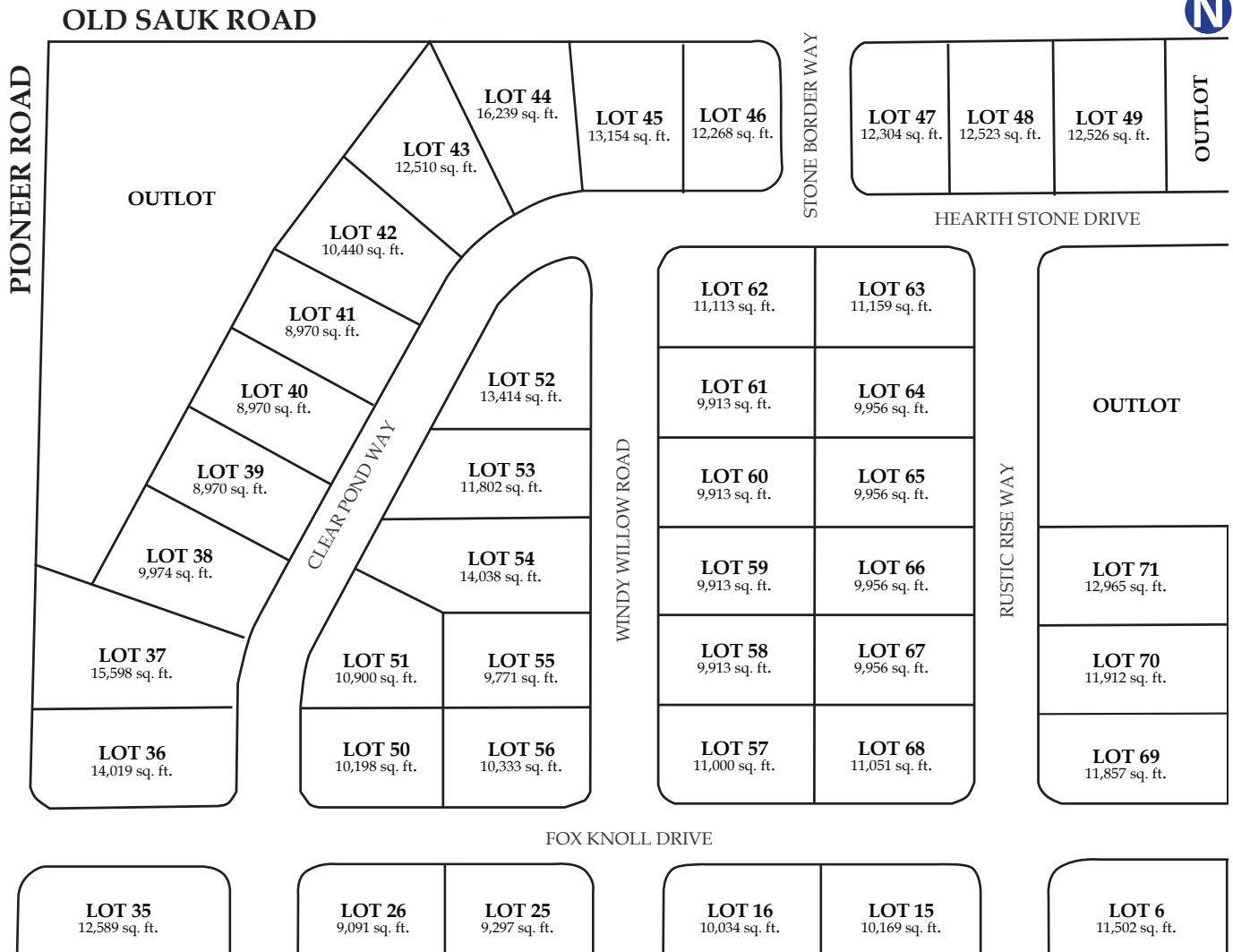
FoxKnollMadison.com

corner of Pioneer Road & Old Sauk Road, Madison WI 53711



STEVE BRITT | [Steve@SpencerREG.com](mailto:Steve@SpencerREG.com) 608-573-1900

For informational purposes only. Not a certified survey map.



## Your Dream Home Awaits

Single family homes | Bring your own builder

City of Madison services

Easy access... Beltline, shopping & dining

Middleton/Cross Plains Area School District

## Phase I Available Now

Project is Build Ready Today!

# Country living in the city of Madison



HAWTHORN & STONE





# Fox Knoll

FoxKnollMadison.com

corner of Pioneer Road & Old Sauk Road, Madison WI 53711



STEVE BRITT | [Steve@SpencerREG.com](mailto:Steve@SpencerREG.com) 608-573-1900

*For informational purposes only. Not a certified survey map.*



*Country living in the city of Madison*