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# WHISPER RIDGE

*Nurtured by Nature...*

Wrapped around the 8 acre Catlin Nature Preserve and Waterway in Southeastern Sioux Falls, Whisper Ridge Twin Homes welcome you home to tranquil, care-free living.... Walk the trail, catch up on a good book under a shade tree, entertain your friends.... You'll have lots of time on your hands since all the lawn care and snow shoveling is being taken care of for you.

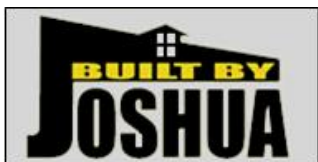
*No Lawnmowers, Weed Trimmers or Snowblowers Needed!*

## So Much Quality & Value

- Vaulted Ceilings and Cozy Gas Fireplaces
- Custom Cabinetry
- Large Windows and Open Spaces
- Solid Panel Doors and Rounded Corners Throughout
- Decorative Niches and Brick Accents
- Sod, Landscape Rock and Underground Sprinkler System Included
- Home Owners Association: \$100 per month  
(Garbage Service, Lawn Care, Snow Removal, and 4 applications of fertilizer)



Conveniently Located Between 57th and 69th Streets, on the West Side of Southeastern Avenue



**Greg & Pam Kneip**

Call Any Time: Greg 728-9200

Pam 728-9299

GregKneip.com



"This information is deemed reliable, but is not guaranteed."

**See Reverse Side for Available Floor Plans!**

# WHISPER RIDGE

View All Whisper Ridge floor plans at [WhisperRidgeTwinhomes.com](http://WhisperRidgeTwinhomes.com)

## 2705 E. Whisper Trail, \$234,900

### 2707 E. Whisper Trail, \$236,900 (corner lot)

Ranch Twin Home with 2 bedrooms and 2 bathrooms on the main level. Beautiful 3 Season room & Covered Deck. Gas Fireplace in living room. Birch cabinets in kitchen and appliances are included. Solid Panel doors and vaulted ceilings. Private bath in Master bedroom. Sod, sprinkler, rock, and edging included. Lower level could be finished with potential for 2 bedrooms, bathroom, and family room.



## 2622 E. Whisper Trail, \$239,900

Open Style Ranch Floor Plan. 2 bedrooms, 2 baths, Main Floor Laundry, & 2 Stall Garage. Gas Fireplace in Living Room. Island & pantry in kitchen plus Appliances Included. 3/4 bath with double sinks & walk-in closet in master bedroom. 3 Season room plus 14x12 deck! Approx. 1,553 Finished Sq. Ft.



## 2633 / 2635 E. Whisper Trail, \$224,900 each

Ranch Style Twin home with 2 Bedrooms & 2 Baths on Main Floor. Gas Fireplace. Main Floor Laundry. 3/4 bath & walk-in closet in Master Bedroom. 3 Season Room & 11.6x14 Deck. Full Basement for future finish or storage. Approx. 1,500 Sq. Ft. Finished on Main.



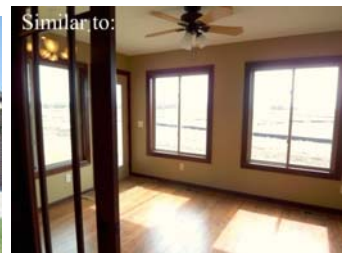
## 2801 E. Whisper Trail, \$239,900

3 stall garage! Finished lower level! Still time to customize! Ranch Twin Home with oversized main floor Master Bedroom Suite with 3/4 bathroom and walk-in closet. Half bathroom for guests. Convenient main floor laundry room. Gas Fireplace in living room. Spacious open kitchen. 3 Season room and deck! Approx. 1,968 Total Sq. Ft. Finished.



## 2803 E. Whisper Trail, \$204,900

Ranch Twin Home with oversized main floor Master Bedroom Suite with 3/4 bathroom and walk-in closet. Half bathroom for guests. Convenient main floor laundry room. Gas Fireplace in living room. Spacious open kitchen. 3 Season room and deck! Lots of potential to finish the lower level!



Additional Floor Plans are Available — Just ask!

**See Reverse Side for Development Information!**



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