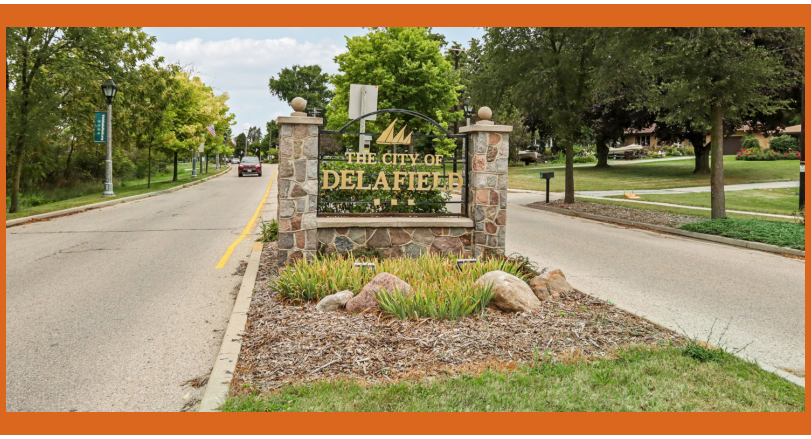
WELSHIRE FARM

Delafield, Wisconsin

HARBOR HOMES

WELCOME TO WELSHIRE FARM. Nestled in the heart of Lake Country, Delafield offers a rare blend of natural beauty, charm, and convenience. Surrounded by pristine lakes, scenic trails, and lush parks, it's a city designed for those who love the outdoors. Downtown exudes character—featuring boutique shops, local restaurants, and cultural attractions that bring the community together. With highly rated schools, safe neighborhoods, and vibrant events throughout the year, Delafield is a place where residents feel connected and at home. Conveniently located just 30 minutes from Milwaukee and an hour from Madison, it offers the perfect balance of small-town serenity and easy access to big-city amenities.



DIRECTIONS

From Milwaukee: Take I-94W. Exit at County Rd SS N toward Pewaukee. Continue on Golf Road heading west. The entrance to the community will be on your right at Welshire Farm Boulevard.

HIGHWAYS

- 3 minutes from I-94
- 5 minutes from State Highway 83 (WI-83)
- 5 minutes from State Highway 18 (WI-18)

AIRPORTS

- 30 minutes from General Mitchell International Airport

SCHOOLS

- Cushing Elementary School
- Kettle Moraine Middle School
- Kettle Moraine High School

SHOPPING & DINING

- 9 minutes from Downtown Delafield
- 4 minutes from Shoppes at Nagawaukee

LANDMARKS & ENTERTAINMENT

- Western Lakes Golf Course
- Kettle Moraine State Forest - Lapham Peak
- Delafield sports commons and skate park

HOSPITALS & MEDICAL

- 15 minutes from Waukesha Memorial Hospital
- 5 minutes from ProHealth Urgent Care Delafield

Welshire Farm

COMMUNITY AMENITIES

- Swimming pool
- Pool house
- Playground
- Pickleball court
- Paved walking trails & scenic nature trails

THE VILLAS

The Villas at Welshire Farm offer single-family living with the flexibility to choose the home that's right for you. Select from Ready Homes or build from the ground up with your choice of floor plans from the Welshire Farm Collection.

LOT PRICING & AVAILABILITY

Lot	Lot Size	Exposure	Lot Price	Availability
11	11,917	4′ Rear Corner LO	Ready Home	Ready Home
16	11,440	4′ Rear LO	Ready Home	Ready Home
18	10,199	4′ Rear LO	$143,900	Available
19	10,029	None	SOLD	SOLD
27	10,050	None	Ready Home	Ready Home
28	10,050	None	Ready Home	Ready Home
29	10,050	None	SOLD	SOLD
30	10,956	None	SOLD	SOLD
31	11,366	None	SOLD	SOLD
32	12,069	None	SOLD	SOLD
33	11,751	None	SOLD	SOLD
34	10,050	4′ Rear LO	SOLD	SOLD
35	10,050	4′ Rear LO	Ready Home	Ready Home
36	10,050	4′ Rear LO	SOLD	SOLD
37	10,050	4′ Rear LO	SOLD	SOLD
38	10,568	4′ Rear LO	SOLD	SOLD
39	10,928	4′ Rear LO	SOLD	SOLD
40	10,167	4′ Rear LO	SOLD	SOLD
41	10,200	4′ Rear LO	SOLD	SOLD
42	11,210	4′ Rear LO	SOLD	SOLD
43	10,866	4′ Rear LO	Ready Home	Ready Home
44	10,145	4′ Rear LO	SOLD	SOLD
45	11,210	4′ Left Side LO	SOLD	SOLD

HOMEBUILDING **SIMPLIFIED**

- Turnkey (home & lot) pricing
- Ready Homes and customer builds
- 1,500 sqft = Minimum for a single-story
- 1,800 sqft = Minimum for a two-story
- Protective covenants
- Municipal sewer and water

THE RESERVE

The Reserve at Welshire Farm offers thoughtfully designed ranch condominiums that combine style, comfort, and convenience. Choose from two spacious floor plans, each offered in multiple exterior elevations and color palettes, with Ready Homes and customer builds available.

The Caroline - Farmhouse

The Caroline - Craftsman

The Caroline - Country Cottage

The Violet - Farmhouse

The Violet - Craftsman

The Violet - Country Cottage

THE RESERVE
COLOR PALETTES

PREMIUM CONDO LIVING
SIMPLIFIED

Low-Mainenance Living

- Lawn care included
- Snow removal included
- Professionaly designed & maintained plantings & mulch beds
- Permanent irrigation system

Luxury Primary Bath

- Tiled shower walls with bench seat
- Double-bowl vanity
- Ceramic tile flooring
- Semi-framless glass shower door
- Waterproof shower light

THE RESERVE PRICING

Unit	Caroline Starting Price	Violet Starting Price	Elevation	Color Palette
42	N/A	Ready Home	Farmhouse	4
55	Ready Home	N/A	Craftsman	5
56	Ready Home	N/A	Craftsman	5
27	N/A	$604,000	Country Cottage	4
28	N/A	$602,500	Country Cottage	4
29	$566,600	$584,100	Craftsman	1
30	$566,600	$584,100	Craftsman	1
31	$559,900	$577,400	Farmhouse	2
32	$542,000	$559,500	Farmhouse	2
33	Ready Home	N/A	Craftsman	4
34	Ready Home	N/A	Craftsman	4
35	$539,600	$557,100	Country Cottage	3
36	$546,400	$563,900	Country Cottage	3
37	$546,400	$563,900	Farmhouse	5
38	$546,400	$563,900	Farmhouse	5
39	$546,400	$563,900	Craftsman	2
40	$546,400	$563,900	Craftsman	2

INCLUDED FEATURES
CONDO LIVING SIMPLIFIED

Site Preparation
- All building, plan review & mechanical permits
- Impact fees
- Fill hauling & dumping

Exterior Features
- Hardboard siding & trim
- 4” window trim
- 6” corner boards
- Garage door windows
- Concrete driveway & walkway
- Dusk-to-dawn lighting
- Painted smooth (3-panel) entry door
- Smooth sidelites*

Interior Features
- 9’ ceilings
- 36” upper cabinets
- Three-drawer base cabinet
- Category C flooring in great room
- Active radon system
- 3½ painted casing
- 5½ painted base trim

Outdoor Living
- Rear covered porch**
- Privacy screen

**Smooth sidelights on Caroline floor plan only. **Rear covered porches convert to a composite deck with stairs to grade on homesites with exposure (per specific unit configuration).*

Welshire Farm

Homebuilding Simplified

READY TO MAKE WELSHIRE FARM YOUR NEW HOME?

At Harbor Homes, we believe buying a new home should feel exciting—not overwhelming. That's why we've created an easy, straightforward process, thoughtfully designed homes, and communities people love to call home. It's all part of Homebuilding Simplified.

HARBOR HOMES

For specific details regarding lot or home availability and associated costs, contact a New Home Sales Advisor. The information and graphics provided herein are provided by as a convenience. Harbor Homes does not warrant the accuracy or completeness of the information, graphics and other items contained on this or any other collateral. All information including neighborhood amenities and features, availability, and prices are subject to change at any time without notice based on the discretion of Harbor Homes. Information is deemed to be accurate as of 09/01/2026.

WELSHIRE FARM NEW HOME SALES ADVISOR

CINDY WEGNER
CUSTOMER BUILDS & READY HOMES

262-232-8520
info@harborhomeswi.com