



Dubuque Subdivision Side-by-Side Sheet

Compare Sky Blue, North Grandview & more without juggling multiple browser tabs.

01. How to Use This Guide

1. Print or copy this table into Google Docs/Sheets.
2. Fill each subdivision's data (Sky Blue Estates, North Grandview Estates, plus any others).
3. Use the Rating column (1–5 or ✓/✗) to record gut-feel scores after site visits or calls.
4. When you've met at least three builders, compare scorecards—patterns jump out fast.

Criteria	School Zone	HOA Fee (annual)	Avg Lot Size	Approved Builders	Drive-Time to Downtown	Rating	Your Notes
Sky Blue Estates							
North Grandview Estates							
Subdivision 3							
Subdivision 4							

02. Why This Matters

Online listings rarely show the whole picture—school boundaries, HOA costs, lot widths, or which builders are actually allowed. Laying every key metric side-by-side exposes hidden deal-breakers and keeps emotion from hijacking your choice of community.

03. Next Step: Get Local Insights

Still unsure which neighborhood fits your budget and lifestyle? Book a quick, no-pressure call with 11:11 Realty. We'll share off-market lot availability, builder incentives, and first-hand data you won't find online:

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