



**MLS #: 1603045**    **Active**    **Condo**    **Price: \$617,000**  
**895 Canyon Rd**    **# 201**    **Village**    **Lake Delton**    Q14  
**County:** Sauk    **Zip:** 53940    **State:** WI  
**Condo Project Name:** Delton Point

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**Bedrooms:** 3    **Est. Fin Above Grade SqFt:** 1537  
**Full Baths:** 2    **Est Fin Below Grd Exp SqFt:** 1463  
**Half Baths:** 1    **Est. Finished Non-Exp SqFt:**  
**Est. Total Finished SqFt:** 3000  
**Condo Fee:** \$ 400    **Estimated Age:** 1  
**Floor:** 1    **Units in Building:** 2  
**Open House:**

**Directions:** I90/94 to exit 92, go E on 12/18, R on E Adams St, R on Canyon Rd.

[Click M for Map:](#) [Documents \(if D\):](#)

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Baths</u>			
<b>Living Rm:</b>	M	20x20	<b>Mstr BedRm:</b>	M	14x12	<b>Laundry:</b>	L	8x7		<b>Full</b>	<b>Half</b>	<b>1/4</b>	
<b>Dining Rm:</b>	M	14x12	<b>2nd BedRm:</b>	L	14x12					<b>Upper:</b>	0	0	0
<b>Kitchen:</b>	M	24x15	<b>3rd BedRm:</b>	L	15x11					<b>Main:</b>	1	1	0
<b>Family/Rec:</b>	L	21x19	<b>4th BedRm:</b>	N						<b>Lower:</b>	1	0	0

**School District:** Wisconsin Dells    **Elementary:** Call School District    **Middle:** Call School District    **High:** Wisconsin Dells

<b>Legal:</b> Lengthy	<b>Units in Assoc:</b> 6
<b>Parcel #:</b> 146-2226-00000	<b>Proposed Units:</b> 10
<b>Zoning:</b> C2	<b>Net Taxes:</b> \$ 6424 / 2009
<b>Builder:</b> Holtz	

<b>Style</b>	Ranch, Shared Wall/Half duplex	<b>Fuel</b>	Natural gas
<b>Mstr Bedrm</b>	Full	<b>Heating/Cooling</b>	Forced air, Radiant electric, Central air
<b>Bath</b>		<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Dining</b>	Living-dining combo, Eat-in kitchen	<b>Roof</b>	Composition/Fiberglass
<b>Kitchen</b>	Kitchen Island, Solid surface countertops, Range/Oven,	<b>Barrier-free</b>	Open floor plan, Ramped or level entrance, Ramped or
<b>Features</b>	Refrigerator, Dishwasher, Microwave, Disposal		lvl from garage, First floor bedroom, First floor full bath,
<b>Fireplace</b>	Gas burning, Living room		Low pile or no carpeting
<b>Basement</b>	Full, Walkout to yard, Finished, 8ft + Ceiling	<b>Miles to Capitol</b>	31-50 miles
<b>Parking per Unit</b>	2 car Garage, Attached, Opener inc	<b>Terms/Misc.</b>	Cash, Large dogs OK
<b>Exterior</b>	Brick/Stone, Stucco	<b>Waterfront</b>	Has actual water frontage, Over 300 feet, On a lake,
<b>Condo Mgmt</b>	Unit Owners		Water ski lake
<b>Fee Includes</b>	Management, Trash removal, Snow removal, Common area maintenance, Common area insurance, Reserve fund	<b>Lake/River</b>	Delton

**Interior Features** Wood or sim. wood floors, Tile Floors, Painted wood trim, Walk-in closet(s), Private Laundry, Washer, Dryer, Air exchanger, Intercom, Cable/Satellite Available, All window coverings, Hi-Speed Internet Avail, 9ft + Ceiling, At Least 1 tub  
**Exterior Features** Private Entry, Deck/Balcony, Patio  
**Common Amenities** Swimming Pool, Common Green Space, Boat slip/Pier

Interior pictures coming soon! An Exquisite point surrounded by water...a long private drive enhances this development! This one of a kind ranch-style lake unit is fully customized to meet your lifestyle! Top of the line amenities throughout! Floor to ceiling windows surround all living areas, what a lake view! Main floor master suite has full body massage showers! Relax at the outdoor pool, Boat slip included!

**Sold Price:**                      **PtsPd/SrCr:**                      **Closing Date:**

This information provided courtesy of: Restaino & Associates

SCWMLS and brokers do not guarantee accuracy of information. All material information must be independently verified by buyer. Equal housing opportunity listing.



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