



MLS #: 1561093 **Active** **Condo** **Price: \$239,900**
1251 Canyon Rd **# 18** **Village Lake Delton** Q14
County: Sauk **Zip:** 53940 **State:** WI
Condo Project Name: Island Pointe

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 750
Full Baths: 2 **Est Fin Below Grd Exp SqFt:** 750
Half Baths: 0 **Est. Finished Non-Exp SqFt:**
Est. Total Finished SqFt: 1500
Condo Fee: \$ 115 **Estimated Age:** 23
Floor Number: 1 **Units in Building:** 1

Directions: Take HWY 12 North to Right on Canyon Rd, travel approx. 1 mile to Island Pointe

Click M for Map:

Virtual Tour

Click D for Documents (if any):

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>			
Living Rm:	M	21x15	Mstr BedRm:	M	12x11	Laundry:	L	11x7	Full	Half	1/4	
Dining Rm:	N		2nd BedRm:	M	11x9				Upper:	0	0	0
Kitchen:	M	12x8	3rd BedRm:	L	11x11				Main:	1	0	0
Family/Rec:	L	22x16	4th BedRm:	N					Lower:	1	0	0

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

Legal:	S15-13-6 (PRT CSM #1096 Lot 2)=Island Pt	Land Assess:	\$ 31,000
Parcel #:	146-0043-18000	Zoning:	WFCOMM
Units in Assoc:	57	Builder:	
Proposed Units:	57	Total Assess:	\$ 216,000 / 2008
		Net Taxes:	\$ 3302 / 2008

Style	Ranch, Stand Alone	Fuel	Electric
Mstr Bedrm Bath	None	Heating/Cooling	Window/ wall AC
Dining	Dinette, Eat-in kitchen	Water/Waste	Municipal water, Municipal sewer
Kitchen Features	Kitchen Island, Range/Oven, Refrigerator, Microwave	Roof	Composition/Fiberglass
Fireplace	Wood burning, Living room	Barrier-free	Open floor plan, First floor bedroom, First floor full bath, Level drive, Width of hallways 36in+, Low pile or no carpeting
Basement	Full, Walkout to yard, Finished, Basement storage	Miles to Capitol	31-50 miles
Parking per Unit	1 car Garage, Attached, Extra Storage, 2 spaces, Outside	Terms/Misc.	Cash, No pets, Rental Allowed
Exterior	Wood	Waterfront	Waterview-No frontage, Water ski lake
Condo Mgmt	Professional offsite	Lake/River	Delton
Fee Includes	Parking, Management, Trash removal, Snow removal, Common area maintenance, Common area insurance, Recreation facility, Reserve fund		

Interior Features Cathedral/vaulted ceiling, Private Laundry, Washer, Dryer, Cable/Satellite Available, All window coverings, At Least 1 tub

Exterior Features Private Entry, Deck/Balcony, Patio

Common Amenities Clubhouse, Swimming Pool, Common Green Space, Playground equipment, Boatslip/Pier

Enjoy Beautiful Lake Delton in the privacy of your own free standing condo! The mature tree's will take your breath away! Enjoy a day at one of the two sandy beaches! Relax at the pool, entertain in the clubhouse, the kids will love the playground, there is even a place to doc your boat! Throw a log on the fire on those crisp, cool nights! This unit boasts a Large deck for entertaining or go ahead and walk out on your patio and fire up your grill! Rental Program available.

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

This information provided courtesy of: Restaino & Associates

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