



MLS #: 1599299 **Active** **Condo** **Price: \$399,500**
W11520 Island View Ct **#** **Town Lodi** **B18**
County: Columbia **Zip:** 53555 **State:** WI
Condo Project Name: Paradise Island

Bedrooms: 4 **Est. Fin Above Grade SqFt:** 2200
Full Baths: 4 **Est Fin Below Grd Exp SqFt:** 910
Half Baths: 0 **Est. Finished Non-Exp SqFt:** 0
Est. Total Finished SqFt: 3110
Condo Fee: \$ 302 **Estimated Age:** 8
Floor: 1 **Units in Building:** 2
Open House: 7/11/2010 1-3

Directions: Hwy 113 N. from Lodi, Rt. on Cty V, straight on Summerville Pky, left on Paradise, Rt. Island View

Click M for Map:

Documents (if

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>			
Living Rm:	M	19x19	Mstr BedRm:	M	14x14	Laundry:	M	6x6	Full	Half	1/4	
Dining Rm:	M	15x10	2nd BedRm:	M	12x11	Loft	U	13x9	Upper:	1	0	0
Kitchen:	M	15x12	3rd BedRm:	U	14x10	sc porch	L	16x8	Main:	2	0	0
Family/Rec:	L	24x21	4th BedRm:	L	13x13				Lower:	1	0	0

School District: Lodi **Elementary:** Call School District **Middle:** Lodi **High:** Lodi

Legal: Lengthy	Land Assess: \$ 90,700
Parcel #: 11022-231.062	Improvements: \$ 269,000
Units in Assoc: 94	Total Assess: \$ 359,700 / 2009
Proposed Units: 94	Net Taxes: \$ 6005 / 2009
Zoning: C2	
Builder:	

Style Ranch, Shared Wall/Half duplex, End Unit	Fuel Natural gas
Mstr Bedrm Full	Heating/Cooling Forced air, Central air
Bath	Water/Waste Municipal sewer, Joint well
Dining Living-dining combo, Eat-in kitchen	Roof Composition/Fiberglass
Kitchen Breakfast bar, Pantry, Solid surface countertops, Range/Oven,	Barrier-free Open floor plan, Ramped or lvl from garage, First floor b
Features Refrigerator, Dishwasher, Microwave, Disposal, Two kitchens	Miles to Capitol 20-30 miles
Fireplace Gas burning, Living room, Family/Rec.room	Terms/Misc. Cash, Large dogs OK
Basement Full, Walkout to yard, Partially finished, 8ft + Ceiling	Waterfront Waterview-No frontage, Deeded access-No frontage,
Parking per Unit 2 car Garage, Attached, Extra Storage, Opener inc	Lake/River 200-300 feet, On a lake, Water ski lake
Exterior Vinyl, Brick/Stone	Wisconsin
Condo Mgmt Professional onsite	
Fee Includes Parking, Management, Trash removal, Snow removal, Common area maintenance, Common area insurance, Reserve fund	

Interior Features Wood or sim. wood floors, Tile Floors, Painted wood trim, Walk-in closet(s), Great room, Cathedral/vaulted ceiling, Skylight(s), Private Laundry, Washer, Dryer, Humidifier, Air exchanger, Water softener included, Jetted bathtub, Cable/Satellite Available, All window coverings, Hi-Speed Internet Avail, Loft, 9ft + Ceiling, At Least 1 tub
Exterior Features Private Entry, Deck/Balcony, Patio, Screened porch
Common Amenities Common Green Space, Boatslip/Pier

Both quality & style set this customized unit apart from the rest! 5" Brazilian Cherry floors, Solid Surface Counter Tops, Cathedral Ceilings, Kohler Fixtures, Bosch, 2 Fireplaces, Solid Cherry & Maple Cabinets, Solar Tubes, Main Floor Master, Mother-In-Law Suite in Walkout LL with 2nd Kitchen! Laundry on both levels! Lake views from Screened Porch & Deck, LL Workshop, 2+Attached Garage. Spacious Views of the Lake & Pond. Boat Slip Included! Walking Trails, Picnic Area w/Firepit, Beach & Marina

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

This information provided courtesy of: Restaino & Associates

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