



**MLS #: 1541095**    **Active**    **Condo**    **Price: \$229,900**  
**W11562 Island View Ct # 8**    **Town Lodi**    **B18**  
**County:** Columbia    **Zip:** 53555    **State:** WI  
**Condo Project Name:** Paradise Island

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**Bedrooms:** 3    **Est. Fin Above Grade SqFt:** 1960  
**Full Baths:** 2    **Est Fin Below Grd Exp SqFt:**  
**Half Baths:** 0    **Est. Finished Non-Exp SqFt:**  
**Est. Total Finished SqFt:** 1960  
**Condo Fee:** \$ 156    **Estimated Age:** 4  
**Floor:** 2    **Units in Building:** 8  
**Open House: 7/11/2010**    **Sunday 1 - 3 pm**    **Virtual Tour**

**Directions:** Hwy 113 NW from Lodi, R-Hwy V, over bridge, straight on Summerville, L-Paradise, R-Island View

[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          | 18x17      | <b>Mstr BedRm:</b> | M          | 18x12      | <b>Laundry:</b> | M          |            | <b>Full</b>   | <b>Half</b> | <b>1/4</b> |   |
| <b>Dining Rm:</b>  | M          | 16x10      | <b>2nd BedRm:</b>  | M          | 15x10      | deck            | M          | 19x10      | <b>Upper:</b> | 0           | 0          | 0 |
| <b>Kitchen:</b>    | M          | 11x10      | <b>3rd BedRm:</b>  | M          | 19x13      |                 |            |            | <b>Main:</b>  | 2           | 0          | 0 |
| <b>Family/Rec:</b> | N          |            | <b>4th BedRm:</b>  |            |            |                 |            |            | <b>Lower:</b> | 0           | 0          | 0 |

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

**Legal:** lengthy    **Land Assess:** \$ 45,000  
**Parcel #:** 11022-231.067    **Zoning:** C2    **Improvements:** \$ 230,600  
**Units in Assoc:** 98    **Builder:** Holtz    **Total Assess:** \$ 275,600 / 2009  
**Proposed Units:** 98    **Net Taxes:** \$ 4583 / 2009

|                          |   |                         |  |
|--------------------------|---|-------------------------|--|
| <b>Style</b>             | Garden  | <b>Fuel</b>             | Natural gas                                      |
| <b>Mstr Bedrm Bath</b>   | Full  | <b>Heating/Cooling</b>  | Forced air, Central air                          |
| <b>Dining</b>            | Dinette   | <b>Water/Waste</b>      | Municipal sewer, Joint well                      |
| <b>Kitchen Features</b>  | Breakfast bar, Pantry, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal  | <b>Roof</b>             | Composition/Fiberglass                           |
| <b>Fireplace</b>         | Gas burning, Living room  | <b>Barrier-free</b>     | Open floor plan, Low pile or no carpeting        |
| <b>Basement</b>          | None  | <b>Miles to Capitol</b> | 20-30 miles                                      |
| <b>Parking per Unit</b>  | 3+ car Garage, Attached, Opener inc   | <b>Terms/Misc.</b>      | Cash, Large dogs OK                              |
| <b>Exterior</b>          | Vinyl, Brick/Stone  | <b>Waterfront</b>       | Waterview-No frontage, Deeded access-No frontage |
| <b>Condo Mgmt</b>        | Professional onsite   | <b>Lake/River</b>       | Wisconsin  |
| <b>Fee Includes</b>      | Parking, Management, Trash removal, Snow removal, Common area maintenance, Common area insurance, Reserve fund  |                         |  |
| <b>Interior Features</b> | Tile Floors, Walk-in closet(s), Cathedral/vaulted ceiling, Private Laundry, Washer, Dryer, Water softener included, Intercom, Jetted bathtub, Cable/Satellite Available, All window coverings, At Least 1 tub |                         |  |
| <b>Exterior Features</b> | Private Entry, Deck/Balcony   |                         |  |
| <b>Common Amenities</b>  | Common Green Space, Boatslip/Pier   |                         |  |

Great primary home or recreation property. Well maintained 2nd floor ranch w/2 decks; one off the dining area for grilling, the other accenting the living area w/views of the lake and woods yet very private. NEW Granite Countertops! Vaulted ceilings add to the open floor plan. One of the few units with a 3-car attached garage giving ample storage space. A deep water boat slip is included! Roughed-in for a future elevator shaft. Private laundry.

**Sold Price:**    **PtsPd/SlrCr:**    **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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