



**MLS #: 1541095**    **Active**    **Condo**    **Price: \$246,900**  
**W11562 Island View Ct # 8**    **Town Lodi**    **B18**  
**County:** Columbia    **Zip:** 53555    **State:** WI  
**Condo Project Name:** Island View Condos

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**Bedrooms:** 3    **Est. Fin Above Grade SqFt:** 1960  
**Full Baths:** 2    **Est Fin Below Grd Exp SqFt:**  
**3/4 Baths:** 0    **Est. Finished Non-Exp SqFt:**  
**Half Baths:** 0    **Est. Total Finished SqFt:** 1960  
**Condo Fee:** \$ 156    **Estimated Age:** 4  
**Floor Number:** 2    **Units in Building:** 8

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

**Click for Map:**   
**Virtual Tour**

	<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>3/4</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	0
<b>Kitchen:</b>	M	11x10	<b>3rd BedRm:</b>	M	19x13				<b>Main:</b>	2	0	0	0
<b>Family/Rec:</b>	N		<b>4th BedRm:</b>						<b>Lower:</b>	0	0	0	0

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

**Legal:** lengthy    **Land Assess:** \$ 52,800  
**Parcel #:** 11022-231.067    **Zoning:** C2    **Improvements:** \$ 215,300  
**Units in Assoc:** 98    **Builder:** Holtz    **Total Assess:** \$ 268,100 / 2007  
**Proposed Units:** 98    **Net Taxes:** \$ 4080 / 2008

<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		

**Interior Features**    Tile Floors, Wood trim, Walk-in closet(s), Cathedral/vaulted ceiling, Private Laundry, Washer, Dryer, Water softener included, Intercom, Jetted bathtub, Cable/Satellite Available, All window coverings  
**Exterior Features**    Private Entry, Deck/Balcony  
**Common Amenities**    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. All furnishings and a deep water boat slip are included. Roughed-in for a future elevator shaft. Private laundry.

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

This information provided courtesy of: Restaino & Associates

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS



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