



MLS #: 1541095 **Active** **Condo** **Price: \$249,500**
W11562 Island View Ct # 8 **Town Lodi** **B18**
County: Columbia **Zip:** 53555 **State:** WI
Condo Project Name: Island View Condos

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

| | | | |
|-------------------------|--|-------------------------|--|
| Style | Garden | Fuel | Natural gas |
| Mstr Bedrm Bath | Full | Heating/Cooling | Forced air, Central air |
| Dining | Dinette | Water/Waste | Municipal sewer, Joint well |
| Kitchen Features | Breakfast bar, Pantry, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal | Roof | Composition/Fiberglass |
| Fireplace | Gas burning, Living room | Barrier-free | Open floor plan, Low pile or no carpeting |
| Basement | None | Miles to Capitol | 20-30 miles |
| Parking per Unit | 3 + car Garage, Attached, Opener inc | Terms/Misc. | Cash, Large dogs OK |
| Exterior | Vinyl, Brick/Stone | Waterfront | Waterview-No frontage, Deeded access-No frontage |
| Condo Mgmt | Professional onsite | Lake/River | Wisconsin |
| Fee Includes | 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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