



MLS #: 1566262 **Active** **Condo** **Price: \$469,900**
414 E Hiawatha Dr **# 102** **Village Lake Delton** **Q14**
County: Sauk **Zip: 53940** **State: WI**
Condo Project Name: Wood Duck Condos

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1460
Full Baths: 1 **Est Fin Below Grd Exp SqFt:** 1140
3/4 Baths: 2 **Est. Finished Non-Exp SqFt:** 0
Half Baths: 0 **Est. Total Finished SqFt:** 2600
Condo Fee: \$ 200 **Estimated Age:** 5
Floor Number: 1 **Units in Building:** 8

Directions: I90/94 to exit 92 (Hwy 12) travel north, follow hwy 12 through town to right on E. Hiawatha Dr.

Click for Map:

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>				
Living Rm:	M	20x11	Mstr BedRm:	M	18x12	Laundry:	M	1x1	Full	3/4	Half	1/4	
Dining Rm:	M	15x10	2nd BedRm:	M	14x13				Upper:	0	0	0	0
Kitchen:	M	15x10	3rd BedRm:	L	13x11	Storage	L	18x14	Main:	1	1	0	0
Family/Rec:	L	35x23	4th BedRm:						Lower:	0	1	0	0

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

Legal: Lengthy **Land Assess:** \$ 36,000
Parcel #: 146-0789-01000 **Zoning:** Com **Improvements:** \$ 440,000
Units in Assoc: 8 **Builder:** **Total Assess:** \$ 476,000 / 2008
Proposed Units: 8 **Net Taxes:** \$ 7308 / 2008

Style	Ranch	Fuel	Natural gas
Mstr Bedrm Bath	Full	Heating/Cooling	Forced air, Central air
Dining	Living-dining combo	Water/Waste	Municipal water, Municipal sewer
Kitchen Features	Breakfast bar, Solid surface countertops, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	Roof	Composition/Fiberglass
Fireplace	Gas burning, Living room	Barrier-free	Open floor plan, Ramped or level entrance, First floor bedroom, First floor full bath, Low pile or no carpeting
Basement	Full, Exposed, Walkout to yard, Finished	Miles to Capitol	31-50 miles
Parking per Unit	2 car Garage, Attached, Opener inc	Terms/Misc.	Cash, Large dogs OK
Exterior	Vinyl, Brick/Stone	Waterfront	Has actual water frontage, 200-300 feet, On a lake, Water ski lake
Condo Mgmt	Unit Owners	Lake/River	Delton
Fee Includes	Management, Trash removal, Snow removal, Common area maintenance, Common area insurance, Reserve fund		

Interior Features Wood or sim. wood floors, Wood trim, Walk-in closet(s), Private Laundry, Washer, Dryer, Jetted bathtub, Wet bar, Cable /Satellite Available, All window coverings
Exterior Features Private Entry, Patio
Common Amenities Common Green Space, Boatslip/Pier

Private 3 bedroom ranch Condominium with lake frontage! Centrally located in this small development gives this unit the perfect lake views. Lush landscaping, natural stone walkpaths and a true sand beach gives you the feel of a paradise retreat! Two car att. garage with no step entry to the main floor while having a full lower level walkout to the beach and entertaining area. All furnishings are included! Located within walking distance to the Dells attractions! A boat slip is included with this unit.

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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