



MLS :1515016 Active Single Family LP: \$699,000
5812 N River Bay Town Waterford Y01
County: Racine **Zip:** 53185 **State:** WI
Subdivision: Roses Unrecorded

Bedrooms: 4 **Est. Fin Above Grade SqFt:** 4400
Full Baths: 2 **Est. Fin Below Grd Exp SF:**
3/4 Baths: 0 **Est. Fin Non-Exp SqFt:**
Half Baths: 1 **Est. Total Finished SqFt:** 4400
1/4 Baths: 0 **Estimated Age:** 7

Open House:



Directions: Hwy. 164 to W on either Gawin or Wood which become N. River Bay Road

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
Living Rm:	M 30x13	Mstr BedRm:	U 22x14	Laundry:	L 9x6	Full	3/4	1/2	1/4
Dining Rm:	M 12x10	2nd BedRm:	U 20x11	2 Bonus Rm	L 17x11	Upper:	1	0	0
Kitchen:	M 23x15	3rd BedRm:	U 16x13	Office	M 16x10	Main:	1	0	0
Family/Rec:	L 36x11	4th BedRm:	U 14x13			Lower:	0	0	1

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

Legal:	PT S1/2 NW 1/4 S24&PT SE 1/4 NE 1/4 S	Land Assess:	\$ 77,200
Parcel #:	016041923007000	Zoning:	Res
Est. Lot Size:	.76 acre	Builder:	
Est Lot SqFt:		Owner:	Lederhause
		Improvements:	\$ 295,800
		Total Assess:	\$ 373,000 / 2007
		Net Taxes:	\$ 9033 / 2007

Type	Multi-level	Fuel	Natural gas
Style	Contemporary	Heating/Cooling	Forced air, Central air
Master Bedrm Bath	None	Water/Waste	Municipal sewer, Well
Dining	Formal, Dinette	Roof	Compstn/Fiberglass
Kitchen Features	Pantry, Kitchen Island	Barrier-free	N/A
Fireplace	Gas burning, LivingRm, Family/Rec	Miles to Capitol	Over 50 miles
Basement	Full, Exposed, Walkout to yard, Total finished	Terms/Misc.	Cash
Garage	3+ car, Detached, Extra Storage Area, Opener	Occupancy	Tenant occupied
Driveway	Blacktop/Asphalt	Waterfront	Has actual water frontage, 101-199 feet, On a lake, Dock/Pier
Exterior	Vinyl, Brick/Stone	Lake/River	Fox River
Lot Size	Under 1/2 acre		
Lot Description	Standard		

Interior Features Great room, Water purifier, Water softener inc, All window coverings

Exterior Features Deck, Patio, 3-season porch, Storage building, Pool - above ground

Very spacious and private home on Lake Tichigan/Fox River Waterway. The home is on a heavily wooded triple-lot with two separate garages and a dry boat house. Over 4000sf with 4+ bedrooms, 2.5 baths, two fireplaces, designer kitchen, private office, and loft library, lower level recreation room with a bar, and a three season room. This is a one-of-a-kind property on a rare triple lot. There are four bedrooms on the upper floor. The master bedroom has fantastic views of the water and yard.

Contact Seller, NOT Broker, for all Showings at 414-745-6257 timl@wi-info.com

List Agent:	Bill Lorge (608) 698-0300	List Date:	3/29/2008
	Bill@BadgerMLS.com	Expiration Date:	3/29/2009
List Office:	Badger MLS (608) 698-0300	Subagent Comm:	\$1,000
	PO Box 8343 Fax #	BuyerAgent Comm:	\$1,000
	Madison WI 53708 8343		

Sale Agent:		Sub to Policy Ltr:	No
Sale Office:		Variable Comm:	Yes
Sold Price:	PtsPd/SrCr:	Limited Service:	Yes
PendingDate:	Closing Date:	Named Exceptions:	No
	Financing:	Exclusive Agency:	Yes
	DaysOnMkt: 172	Licensee Interest:	No
		Multiple Rep:	No

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

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