

Landman Realty LLC
715-228-3000

February 1, 2005



Address: **3726 Lemonweir Oaks Ct.**
Mauston, WI 53949

List Price: **\$189,900**
 Listing #: **2015114**

Style: **Ranch**
 Ownership: **Single Family**

Status: **Active**
 MLS Area: **Juneau**

Total Bdrms: **3**
 Total Baths: **1**

Very nice 3 bedroom home with over 100' Lemonweir River frontage.

Comments: **This riverfront home has an exposed lower level with a full basement. Beautifully wooded with mature oaks and other hardwoods. Gently sloping acreage overlooks the Lemonweir River. Excellent fishing right outside your back door. Also comes with deeded access to a 16 acre private lake and part ownership of a 40 acre wooded conservancy that is surrounded by water. Private location yet Wisconsin Dells is about 10 minutes away!**

<p>Residence Information</p> <p>Year Built: _____ Occupancy: Vacant Roof: Shingle Exterior: Vinyl Trim Type: _____ AG Sq Ft: _____ Main Sq Ft: _____ BG Sq Ft: _____ Total Sq Ft: _____ Fireplaces: _____ Fireplace Fuel: _____ Included: Refrigerator, range & water conditioner Not Included: Sellers personal property</p> <p>Basement Type: Full Walk-out: Yes AC Type: _____ Heat Type: Forced Air Water Softener: Included Garage Type: None # of Stalls: _____ Garage Sq Ft: _____ Driveway: Dirt Avg Utilities: _____ Assc Fee: \$50. annually</p>	<p>Amenities</p> <p>Walk-Out French Doors Wood Stove Deck Country Home</p>
<p>Property Information</p> <p>Est Acres: 2.58 Lot Size: irr Frontage Ft: _____ Depth Ft: _____ Elem School: _____ JH/Mdl School: _____ Sr High School: Mauston Lake Name: Deeded River Access S-T-R: 13 - 15 - 4 Possession: Close Terms: _____ Township: (T) Lemonweir Assessed Value: _____ Legal Description: Lot 3 of Lemonweir Oaks & 1/33rd INT in Lemonweir Oaks Common Area</p> <p>Gross Taxes: _____ Tax Class: _____ Tax Yr: _____ Assessments: _____ Water Type: Private Well Sewer Type: Septic Fuel Type: Propane Flood: _____ Zoning: Residential Plat: _____ Parcel: _____ Latitude: _____ Longitude: _____</p>	<p>Property Features</p> <p>Paved Road Frontage Waterfront Wooded Area No Mobile Homes Allowed Recorded Covenants</p>

Pictures

