

LAKE SHERWOOD HOME WITH OVER 100' FACING LAKE!



ADAMS COUNTY, WI

- *over 100' frontage, dock rights*
- *3-bedroom, 3-bath, fireplace*
- *huge recreational room; office*
- *brick lakefront patio & drive*
- *gas, forced-air heat; central air*



- *beautiful perennial gardens with pond*
- *spectacular lake views; 3-car gar.*
- *premier golf, great fishing & boating*
- *prime recreational area; 246 acre lake*
- *offered at only \$244,900.*

JUST LISTED!



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Recreational & Commercial Properties
VIRTUAL REALTY GROUP, INC. 800.443.1960

Address:	361 Yeoman Court Nekoosa, WI 54457	Listing:	#6080 ADALH
Subdivision:	Lake Sherwood	Type:	Lake Home
Township:	Rome	Agent:	John R. Friedmann
County:	Adams	Office:	VR - New Lisbon, WI
School Dist.:	Nekoosa	Phone:	800.443.1960
Owner:	Babcock	Fax:	773.463.3600
Legal Desc.:	Lot 7 of the Woodland Addition to Lake Sherwood (S18, T20N, R6E)		
Lot size:	approx. 101' x 170' x 89' x 175' (irregular - approx. .4 acre)		
Frontage:	over 100' facing Lake Sherwood		
Tax Number:	30 - 2613	Price:	\$244,900.
2003 Taxes:	\$4,153.38	Occupancy:	t.b.d.
Assoc. Dues:	\$25/year - L.Sherwood Assoc. (optional)	Financing:	conventional
House Size:	approx. 1800 sq. ft. finished on 2 levels	Living Room:	21' x 15'
Style:	ranch style with finished lower level	Dining Area:	12' x 10'
Est. Age:	1991	Kitchen:	16' x 10'
# Rooms:	8	Master Bedroom:	15' x 12'
# Bedrooms:	3+	Master Bathroom:	09' x 06'
# Bath:	3	2nd Bedroom:	11' x 09'
Patio:	yes (brick) - facing lake	3rd Bedroom:	11' x 09'
Lower level:	full, finished	Main Bathroom:	08' x 05'
Heat:	high-efficiency gas - forced air	Family Room(II):	48' x 16'
Air:	central	Office/4th Bed(II):	11' x 09'
Electric:	220 v - 100 amp breakers	Bathroom (lower):	07' x 06'
Fireplace:	woodburning - in living room	Laundry (lower):	08' x 05'
Garage:	3-car with brick driveway	Utility (lower):	07' x 05'
Inclusions:	refrigerator, range, dishwasher, washer, dryer, dock rights (prepaid until 2005)	Storage (lower):	07' x 06'
<p>Horticulturist's delight provides spectacular views of Lake Sherwood. Exceptional property with breathtaking perennial gardens, private fish pond and over 100 feet of frontage facing lake. Top quality throughout. Over 1800 sq. feet of living space are highlighted by a sunken living room with fireplace and beautiful views overlooking the lake. This home features three plus bedrooms and 3 baths including a huge master suite with private bath. Other highlights include a spacious, modern kitchen with counter; formal dining area; home office; and a large family room/den (16' x 48') on the lower level; energy-efficient, gas forced-air furnace; central air; drilled 6" well, 3-car attached garage; laundry/utility room; and much more. Enjoy the tranquil lake views from the huge stone patio or stroll through the lovely perennial gardens to your private fish pond and gazebo. Fabulous home for the discriminating buyer and horticulturist. However, If you're looking for a maintenance-free vacation home, garden and pond could be removed .Includes dock rights prepaid until 2005. Offered at only \$244,900.</p> <p>Lake Sherwood is a 246 acre, sand-bottom lake with 7.8 miles of wooded shoreline and is excellent for boating and water sports. It is located in the prime recreational area of Adams County. Area amenities include excellent restaurants; community theatre; two 18-hole, par 72 golf courses and a choice of two casinos within 30-45 minutes driving time. The lake is located 15 miles south of Wisconsin Rapids and is 45 miles north of the Wisc. Dells. Travel time is 1.5 hrs. from Madison, 2.5-3 hrs. from Milwaukee or 3.5-4 hrs. from Chicago.</p> <p>For more information and a virtual tour of this property and the surrounding area, check out this listing on our website at http://www.virtualrealty.com/featured.html</p>			
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Lake Sherwood



Area Information:

Lake Sherwood is a sand-bottom lake covering 246 acres and has a maximum depth of 30 feet. With its clean water and over 7 miles of wooded shoreline, it is excellent for fishing, boating and water sports. Created in the late 1960's by damming Fourteen Mile Creek, it is located in the prime recreational area of Adams County near huge Lake Petenwell, Wisconsin's second largest lake at 23,040 acres. There are miles of trails nearby for hiking, bicycling, horseback riding, cross country skiing, and snowmobiling. Wildlife abounds including one of the larger populations of wintering bald eagles in Wisconsin.

While the area is quite rural and unspoiled in flavor, its amenities are quite cosmopolitan. It has excellent restaurants; community theatre; an 18-hole, par 72 golf course (originally rated among the top 75 public courses in the country), and a choice of two casinos within 30-40 minutes driving time. A fabulous, new 18-hole golf course has just opened nearby at Lake Arrowhead. The lake is located in Rome township and is approx. 40 miles north of the Wisconsin Dells on State Highway 13.

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