

LAKE SHERWOOD HOME WITH CHOICE LAKE FRONTAGE!



ADAMS COUNTY, WI

- gentle frontage on L. Sherwood
- 3-bedroom, 2.5-bath, wood stove
- huge recreational room; bar
- 2 lakefront decks & sunroom
- open concept great room



- brand new septic and 6" drilled well
- spectacular lake view; 1.5-car garage
- premier golf, great fishing & boating
- prime recreational area; 246 acre lake
- offered at only \$259,900.

JUST LISTED!



The representations made herein, while believed to be correct, are not warranted. This offering is subject to errors, omissions, prior sale, change, or withdrawal without notice. All dimensions are approximate. Equal housing opportunity. © 2005 VIRTUAL REALTY®

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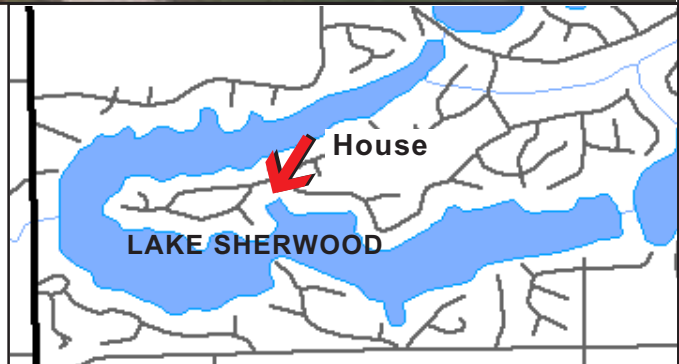
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Recreational & Commercial Properties
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|--|---|-------------------|-----------------------|
| Address: | 1121A South Archers Way Nekoosa, WI 54457 | Listing: | #6084 ADALH |
| Subdivision: | Lake Sherwood | Type: | Lakefront Home |
| Township: | Rome | Agent: | John R. Friedmann |
| County: | Adams | Office: | VR - New Lisbon, WI |
| School Dist.: | Nekoosa | Phone: | 800.443.1960 |
| Owner: | Lewellan | Fax: | 773.463.3600 |
| Legal Desc.: | Lot 10 of the Nottingham Addition to Lake Sherwood (S16, T20N, R6E) | | |
| Lot size: | approx. 219' x 120' x 203' x 55'* (*meander line) (irregular - approx. .4 acre) | | |
| Frontage: | approx. 45' on Lake Sherwood | | |
| Tax Number: | 30 - 2270 | Price: | \$259,900. |
| 2003 Taxes: | \$2,870.13 | Occupancy: | t.b.d. |
| Assoc. Dues: | \$35/year - L.Sherwood Assoc. (optional) | Financing: | conventional |
| House Size: | approx. 1800 sq. ft. finished on 2 levels | Living Room: | 20' x 12' |
| Style: | ranch style with finished lower level | Dining Area: | 10' x 09' |
| Est. Age: | approx. 1980 | Kitchen: | 11' x 10' |
| # Rooms: | 9 | Sun Porch: | 10' x 21' |
| # Bedrooms: | 3 | Master Bedroom: | 20' x 10' |
| # Bath: | 2.5 | Master Bathroom: | 06' x 06' |
| Deck: | 2 separate decks - facing lake | 2nd Bedroom: | 10' x 10' |
| Lower level: | full, finished with bar, bath and walkout | 3rd Bedroom: | 10' x 09' |
| Heat: | electric radiant - baseboard | | |
| Air: | wall | Main Bathroom: | 07' x 05' |
| Electric: | 220 v - 100 amp breakers | Family Room(II): | 31' x 30'* |
| Fireplace: | woodburning stove- on lower level | Bathroom (lower): | 05' x 04' |
| Garage: | 1.5-car detached | Laundry (lower): | 05' x 04' |
| Inclusions: | refrigerator, range, washer/dryer, wall ac, bar, underground sprinkler | | *irregular shape |
| Exclusions: | portable dock, pool table | | |
| <p>Large, nicely updated home with a spectacular view looking down the south leg of Lake Sherwood. Perfect home for a large family and for entertaining. Features approximately 1800 sq. feet of living space with three bedrooms and 2.5 baths. Includes an open concept great room with large living room, separate dining area, and a spacious kitchen with solid wood cabinets. Great room opens onto a 200 sq. ft., knotty-pine sun porch with a wall of windows providing a dramatic view of the lake. Other highlights include a huge family room/den on the lower lever with bar, wood-burning stove and a walkout to one of two lakeside decks. Also includes a 1.5-car detached garage; laundry room; underground sprinkler system and more. Recent improvements include a new 6" drilled well and a new 4-bedroom septic system. Nicely landscaped lot with a gentle slope to the water and sand beach. Great fishing directly in front of the property. Fabulous home - won't last long. Offered at only \$259,900.</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 www.virtualrealty.com/vr/6084/6084v_all.htm</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 second, fabulous 18-hole golf course is now open nearby at Lake Arrowhead. Lake Sherwood is located in Rome township and is approx. 40 miles north of the Wisconsin Dells on State Highway 13.

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