

# AFFORDABLE LAKE SHERWOOD HOME WITH BOAT DOCK!



## ADAMS COUNTY, WI

- immaculate & nicely updated
- 2+ bedrooms, large great room
- family room with fireplace
- office, laundry & 2-car garage
- new forced-air heat; central air



- deeded beach rights, private boat dock
- beautiful 246-acre, water-ski lake
- premier golf, great fishing & boating
- prime recreational area north of Dells
- end-of-season special - only \$128,500.

**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. © 2004 VIRTUAL REALTY®

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Recreational & Commercial Properties

VIRTUAL REALTY GROUP, INC. 800.443.1960

Address:	1029 Long Bow Court Nekoosa, WI 54457	Listing:	<b>#6087 ADALA</b>
Subdivision:	Lake Sherwood - Long Bow Addition	Type:	<b>Beach Club Home</b>
Township:	Rome	Agent:	John R. Friedmann
County:	Adams	Office:	VR - New Lisbon, WI
School Dist.:	Nekoosa #3906	Phone:	800.443.1960
Owner:	Schill	Fax:	773.463.3600

Legal Desc.: Lot 33 of the Long Bow Addition to Lake Sherwood (16-20N-6E)

Lot size:	irregular - 209' x 177' x 149' (approx. .4 acre - see plat)		
Frontage:	beach club with deeded access to Lake Sherwood		
Tax Number:	030 - 02241	Price:	<b>\$128,500.</b>
2003 Taxes:	\$1,689.57	Occupancy:	t.b.d.
Assoc. Dues:	\$35/year - L. Sherwood Assoc. (optional)	Financing:	conventional

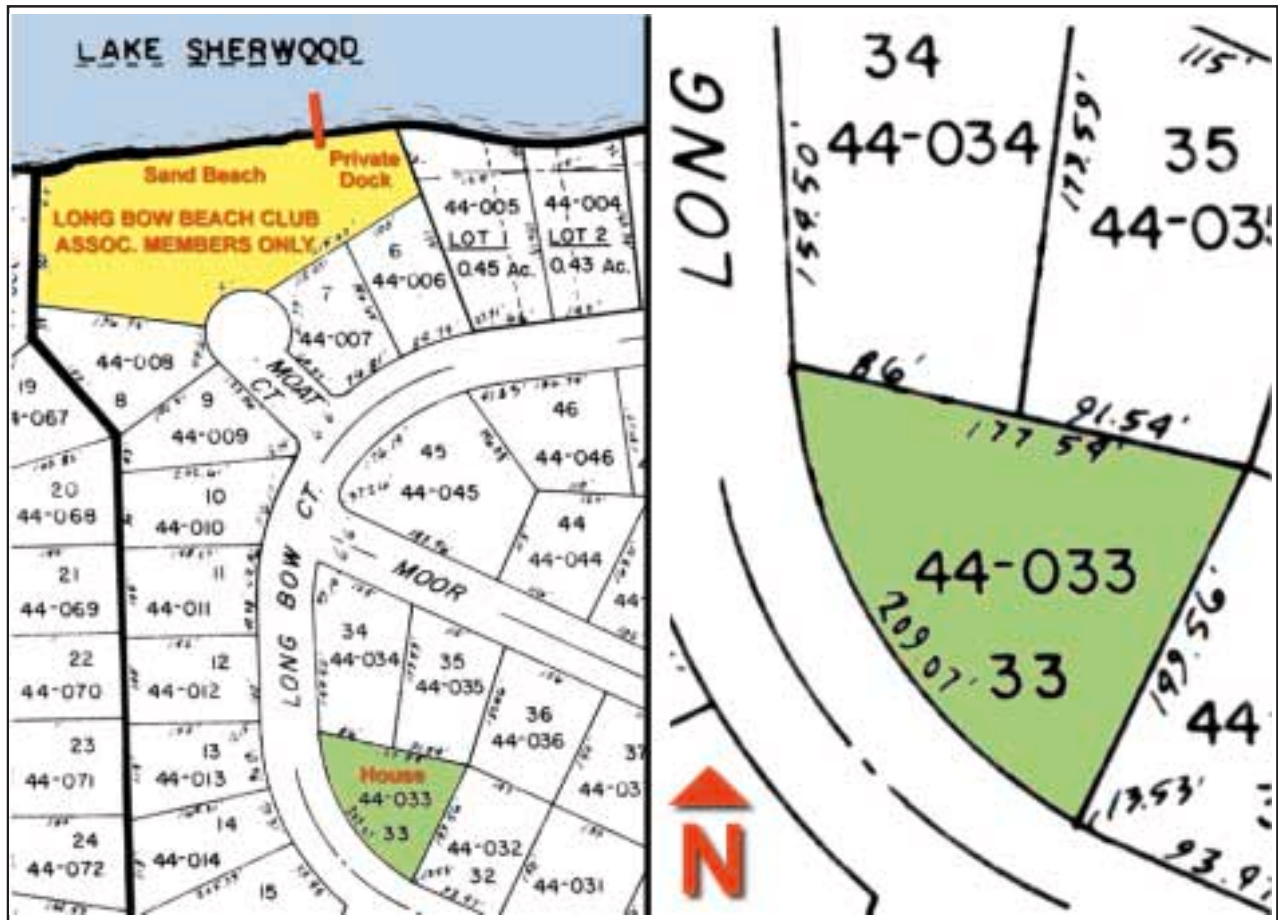
House Size:	approx. 1850 sq. ft. finished on 2 levels	Living Room:	15' x 15'
Style:	raised ranch style with finished lower level	Dining Area:	09' x 09'
Est. Age:	1967	Kitchen:	13' x 08'
# Rooms:	9	Entryway:	15' x 08'
# Bedrooms:	2+	1st Bedroom:	13' x 11'
# Bath:	1+	2nd Bedroom:	12' x 09'
Deck:	large deck off rear of house	Bathroom:	08' x 05'
Lower level:	full, finished	Office/3rd Bed(II):	15' x 10'
Heat:	new high-efficiency gas, forced air	Family Room(II):	15' x 14'
Air:	central	Entryway(lower):	14' x 07'
Electric:	220 v - 100 amp breakers	Laundry (lower):	09' x 08'
Fireplace:	gas - in family room		
Garage:	2-car with asphalt driveway		
Inclusions:	refrigerator, range, dishwasher, fireplace, 24' boat dock, window treatments		

Immaculate, nicely updated home provides an affordable alternative to enjoy Lake Sherwood. Features approximately 1850 sq. feet of living space on two levels with two plus bedrooms. Upper level includes an open concept great room with large living room, separate dining area, and an updated kitchen with all appliances. Also included are two bedrooms and a full bathroom. The lower level features a family room/den with gas fireplace, a large office/3rd bedroom, spacious entryway and a nice laundry area. The home also includes a large 2-car attached garage and huge deck overlooking the nicely wooded lot. Loaded with improvements including new carpets; new wood flooring; new high-efficiency, gas furnace with central air; new well pump motor; and newer roof.

Home is part of the Long Bow Beach Club, a private, members-only association that owns and maintains a private picnic area and sand beach on the lake. Membership includes deeded lake access and docking rights. A 24' private boat dock is included with the house. The house is located approximately 500 feet from the beach and water. An affordable alternative to similar lakefront homes that are selling for two to three times as much. Fabulous affordable lake home, won't last long. Offered at only \$128,500

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. For more information and a virtual photo tour of this property and the surrounding area, check out this listing on our website at [www.virtualrealty.com/6087](http://www.virtualrealty.com/6087)

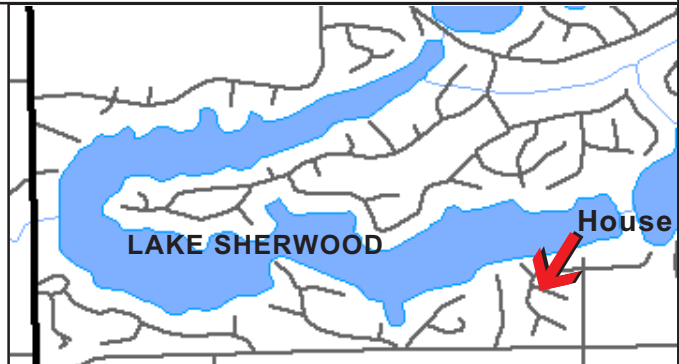
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# Lake Sherwood



## 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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