



Five Acres of the Finest in Lakefront Living...



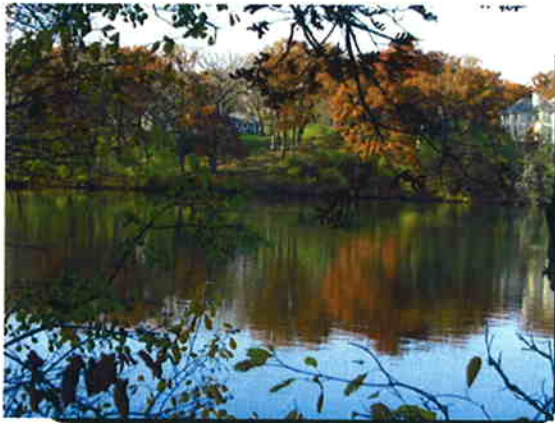


Siepmann Realty brings you this opportunity to purchase a rare lakefront homesite in a magnificent Lake Country setting. This exceptional, wooded, 5 acre property on the east shore of Upper Nashotah Lake is just minutes from beautiful downtown Delafield. This secluded homesite, located in a quiet and private neighborhood, includes about 274 feet of lake frontage and will afford gorgeous sunset views year round over the lake.

Giant oak, hickory, maple and cherry trees welcome you home as you meander down the long private driveway. Upper Nashotah Lake, covering 133 acres and reaching a maximum depth of 53 feet, invites you to enjoy many types of recreation — swimming, boating, water skiing and fishing. Share the wonderful lake life with just over 30 other lakefront property owners.

The Property is located on the north side of Valley Road (C.T.H. B) about ¼ mile west of Mission Road. Look for the “For Sale” sign at the private driveway entrance. The Nashotah House Seminary property adjoins this homesite on the north and east.

Priced at: \$1,250,000



Homesite Specifications

Lot Size: 5.174 Acres (225,390 Sq. Ft.)

Lake Frontage: 274' , gravel bottom

Home Size: 3,000 min.-10,000 max sq.ft.

Garage: 3 Car minimum

Sewer: Municipal Sanitary Sewer

Water: Individual Private Well

Access: Shared Private Driveway

2009 Tax Rate: \$15.63 per thousand
Dollars in value

Fees: Sewer connection fees: \$6,779,
City impact fee: \$337
City occupancy bond: \$1,000
Total Fees: \$8,136
(Fees subject to change)

Schools: Oconomowoc Area School District
Summit Elementary
Silver Lake Intermediate
Oconomowoc High School
Bus service provided

*For more information
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