

CASTLE ROCK LAKE HOME WITH 120' LAKE FRONTAGE!



ADAMS COUNTY, WI

- 120' of actual frontage on lake
- 4-bedrooms, 2-baths, 1800 sq. ft.
- great room with fireplace
- family room with walk-out
- lakefront deck with great views



- large .80 acre heavily wooded lot
- glorious sunsets from your private dock
- premier golf, great fishing & boating
- prime recreational area; 16,640 ac lake
- great value - price reduced to \$349,900.

REDUCED!



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Recreational & Commercial Properties
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Address:	1881 20th Ave. Arkdale, WI 54613	Listing:	#06514907 MLSNI
Subdivision:	Castle Cock Lake	Type:	Lakefront Home
Township:	Strongs Prairie	Agent:	John R. Friedmann
County:	Adams	Office:	VR - New Lisbon, WI
School Dist.:	Adams - Friendship	Phone:	800.443.1960
Owner:	Youmans	Fax:	773.463.3600
Legal Desc.:	Pt Govt Lot 4, Lot 1 CSM 1869 & Triangular, Pc Ly N Of CSM (S36, T18N, R4E)		
Lot size:	approx. 190' x 120' + 491' x 33' (irregular - 33,700 sq. ft. - approx. .80 acre)		
Frontage:	approx. 120' on Castle Rock Lake		
Tax Number:	034-00367	Reduced Price:	\$349,900 .
2006 Taxes:	\$3,897.87	Occupancy:	closing
Assoc. Dues:	none	Financing:	conventional

House Size:	approx. 1800 sq. ft. finished on 2 levels	Great Room*:	23' x 22'
Style:	ranch style with finished lower level	Dining Area:	included
Est. Age:	1993	Kitchen:	included
# Rooms:	7 (Living, dining & kitchen combined)	Master Bedroom*:	12' x 11'
# Bedrooms:	4	Main Bathroom:	08' x 05'
# Bath:	2	2nd Bedroom:	12' x 11'
Deck:	22' x 13' - facing lake	3rd Bedroom*(ll):	12' x 11'
Lower level:	full, finished with rec rm, bath and walkout	4th Bedroom (ll):	12' x 11'
Heat:	gas forced air - propane	2nd Bathroom(ll):	08' x 05'
Air:	window	Family Room(ll):	13' x 11'
Electric:	220 v - 200 amp breakers	Office (ll):	11' x 07'
Fireplace:	woodburning - in great room	Utility/laundry :	22' x 08'
Parking:	2-car detached, enclosed carport (20' x 18')		
Inclusions:	refrigerator, range, washer/dryer, microwave, dishwasher, dock		*irregular shape
Exclusions:	personal property, boat lifts		

Immaculate, well-appointed home with approximately 120 feet of prime frontage and spectacular views of Castle Rock Lake. Perfect for water sports. Situated in a grove of towering White Pines, this home features approximately 1800 sq. feet of living space on two levels. The main level is highlighted by a great room with woodburning fireplace and a huge deck overlooking the lake. Also included is a nice kitchen with oak cabinets and a separate dining area, two bedrooms and full bath. The lower level features a family room with walk-out to a lakefront patio, two additional bedrooms, a second full bath and a laundry area. Fabulous home for the discriminating buyer - other amenities include an office area; a 2-car detached carport; a separate workshop/ utility shed, private boat dock and much more. Situated on a large .80 acre heavily wooded lot. A rare opportunity to own one of the nicest parcels on the lake. End of season special. Won't last long. Price reduced to only **\$349,900**.

Castle Rock Lake is a 16,640 acre, sand-bottom lake with 60 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 casinos within 30-45 minutes driving time. The lake is located 35 miles south of Wisconsin Rapids and is 25 miles north of the Wisconsin Dells. Travel time is 1.0 hrs. from Madison, 2.0-2.5 hrs. from Milwaukee or 3.0-3.5 hrs. from Chicago.

For more information and a virtual tour of this property and the surrounding area, check out this listing on our website at <http://www.virtualrealtygroup.com/06514907>

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Castle Rock Lake Area Information

One of the best-kept secrets in Wisconsin is Castle Rock Lake, Wisconsin's fourth largest lake at 16,640 acres or approximately 25 square miles. With sixty miles of shoreline, it was created in 1951 by the Wisconsin River Power Company with the construction of a dam across the Wisconsin River 20 miles north of the Wisconsin Dells.

Castle Rock Lake forms the boundary between Juneau County on the west and Adams County on the east. Private lakefront property is limited as most of the virgin shoreline is undeveloped forest. Wildlife abounds including one of the larger populations of wintering bald eagles in Wisconsin. Castle Rock Lake with its beautiful waters is excellent for fishing, water skiing, swimming, and sailing. On the Adams County side, spectacular sunsets await along the many miles of wooded shoreline.

While the area is quite rural and unspoiled in flavor, its amenities are quite cosmopolitan. It has excellent restaurants; community theatre; several 18-hole, par 72 golf courses (originally rated among the top 75 public courses in the country) and a choice of two casinos within 30-40 minutes driving time. The lake is located approximately 25 miles north of the Wisconsin Dells on State Highway 13.

