



**W308 N6211 Shore Acres Road  
Hartland (Town of Merton), WI 53029**

**Beaver Lake (336 Acres)**

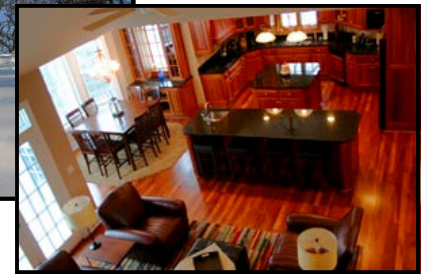
**\$2,690,000**

**MLS#: 1051733**

**Offered by: Cathy Liebert**

**(262) 367-9644 -Fax: (262) 721-0203**

**www.cathyliebert.com**



**Directions:** Hwy 16 exit Merton Ave., North to Hwy K, West to Hwy E, North to Beaver Lake Road, West to Shore Acres Rd., South to split in road, stay left to home.

**Setting new Standards For Lake Living.**

Now is the time to make Beaver Lake Living a reality with breath taking sunsets and over 115 feet of excellent teal blue swimming frontage. Casual elegance best describes this 4/5 bedroom ( 4.5 bath) home, where superior design is executed in meticulous detail and craftsmanship.

Let the party begin! Huge gathering room / kitchen combination with two granite islands which are perfect for entertaining. Master bedroom suite is on the main level. The other four bedrooms have an attached bath so family and guests are comfortable. Add to your summer fun with a walk out finished lower level, complete with a second kitchen, high ceilings, 5th bedroom and bath. Don't miss it; this lake home has a splash of personality all its own.

**Inclusions:** Refrigerator, Microwave, Dbl Ovens, Range & Hood, Dishwasher, Lower Level Refrigerator & Microwave, Water Softener, Pier

**Exclusions:** Seller's Personal Property Boats, lift

**School District:** Swallow Elementary, Arrowhead High School

*Architecture: European 2 Story*

*Exterior: Stucco/Slate partial Stone*

*Year Built: 2000*

*Garage: 2.5 car attached EDO*

*Basement: Full/Exposed /Walk-Out/ Finished*

*Heating: Gas Forced Air Cooling: Central Air*

*Water/Waste: Private Well/ Conventional Septic*

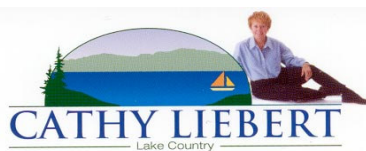
*Taxes: \$ 21,144 Tax Year: 2007*

*Lot Size: 117 'x 192' x 100' x 229' approx. per legal description*

*Coordinates: 308 W; 62 N County: Waukesha*

**10 Rooms 5 Bedrooms 4.5 Baths**

Room	LVL	SIZE	FLOOR
<i>Great Room and Kitchen: Lake Views, GFP— Kitchen: 2 Gran. Islands, Snack Bar/2 sinks, Cherry Cabinets, Deck</i>	M	16 x 15	Cherry
<i>Dining: Sunken open to sitting rm.</i>	M	12 x 12	Cherry
<i>Kitchen: 2 Granite Islands. Snack Bar / 2nd Sink, Cherry Cabinets, Deck,</i>	M	28 x 21	Cherry
<i>Sitting Room: Off Dining room</i>	M	12 x 11	Cherry
<i>Powder Room:</i>	M		Cherry
<i>Master Bathroom: Dbl Vanities, Whirlpl, CTSS</i>	M		Tile
<i>Bathroom: SOT</i>	U		Tile
<i>Bathroom: Jack &amp; Jill, SOT</i>	U		Tile
<i>Bathroom: SOT</i>	L		Tile
<i>Master Bedroom: Lake Views, WIC</i>	M	19 x 17	Cherry
<i>Bedroom 2: WIC (Each bdm. feeds to a bath)</i>	U	12 x 11	Cherry
<i>Bedroom 3: WIC</i>	U	16 x 11	Cherry
<i>Bedroom 4: WIC</i>	U	13 x 11	Cherry
<i>Bedroom 5: Lake Views, WIC</i>	L	19 x 17	
<i>Utility Room:</i>	M		Cherry
<i>Family Room: 2nd Kitchen, Walk-out LL Patio</i>	L	34 x 16	Carpet



and SUE LUCAS

MLS \* 1051733

Buyer has the right to see property of his/her choice anywhere in the Metro Area and to inquire as to the factors used in recommending the price range. In our opinion the information shown is true but not guaranteed, measurements are approximate.