



**1309 Milwaukee Street
 Delafield, WI 53018**
Waterfront: Nagawicka Lake (917 Acres)
Offered at \$1,595,000
MLS#1081393
Offered by: Cathy Liebert
 (28 Yrs. Experience in Real Estate)
262-367-9644



Boat House

**Directions: Hwy C to Milwaukee Street,
 East to address**

Magical location, close to quaint downtown Delafield with over 100 feet of prime frontage on Nagawicka Lake. Park-like lot with boathouse and captivating panoramic lake views. Sun drenched kitchen over looking the lake designed for entertaining with large sitting area, fireplace and fabulous deck for cooking out. Living room has 9 foot ceilings and GFP. The Dining Room is open to the Living Room, has a wet bar and patio access. Master suite boasts the best views on the lake with WIC and tile whirlpool bath. Even a convenience second floor laundry room. This is a great place to enjoy lake living!

Inclusions: Ovens, Range, Refrigerator, Dishwasher, Piers, Window Treatments, Blinds, Central Vacuum, Water Softener

Exclusions: Boats, Lifts, Seller's Personal Property

School District: Kettle Moraine

Type: Single Family **Architecture:** Colonial
Exterior: Cedar
Age: 14 years
Garage: None
Basement: Full
Heating: Gas Forced Air - New 2006
Cooling: Central Air Conditioning
Water/Waste: Private Well, Municipal Sewer
Taxes: \$17,358.90 **Tax Year:** 2008
Lot Size: 102' x 249' x 75' x 228' per legal description
Boat House with track system at waters edge
County: Waukesha **Key Number:** DELC0788011
Coordinates: 24N: 325W

7 Rooms 3 Bedrooms 3.0 Baths

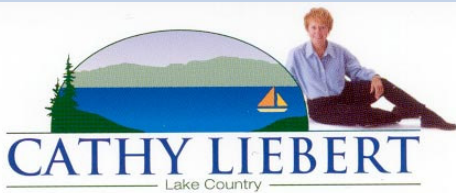
Room	LVL	SIZE	FLOOR
<i>Living Room: Lake Views, 2 way FP</i>	M	21 x 20	Carpet
<i>Dining: Wet Bar, French Doors to Patio</i>	M	18 x 12	Carpet
<i>Kitchen: Lake Views, 2 way FP, Island</i>	M	23 x 18	Tile
<i>Den:</i>	M	12 x 11	Carpet
<i>Bathroom: Shower Stall</i>	M		
<i>Bathroom: SOT</i>	U		
<i>Master Bathroom: SS, Whirlpool Tub</i>	U		
<i>Master Bedroom: Incredible Lake Views, WIC</i>	U	19 x 16	Carpet
<i>Bedroom 2: Lake Views</i>	U	14 x 12	Carpet
<i>Bedroom 3:</i>	U	11 x 11	Carpet
<i>Utility Room: Upper Level</i>	U	9 x 8	

More photos and other lake homes at: www.cathyliebert.com

Email: cathy@cathyliebert.com

Hartland Office: 262-369-8900

Fax: 262-721-0203 Office fax: 262-369-0765



and SUE LUCAS

Realtor * MLS * Equal Housing Opportunity

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.