



# Yahara & Conservancy Springs

Condominium Associations



**Luxury Ranch Style Two Units**

Located on the Nature Preserve & Bike Trail of Conservancy Place, DeForest

**ConservancySprings.com**



For More Information or to Reserve Unit Contact:  
Kelly Bennett & Associates / First Weber Inc

Cell: 608-220-6699

Office: 608-825-9553

Email: [Kelly@FirstWeber.com](mailto:Kelly@FirstWeber.com)



Owner/Developer • BJS Design/Build, LLC.  
Builder • Classic Custom Homes of Waunakee, Inc.



**Yahara & Conservancy Springs**

Condominium Associations

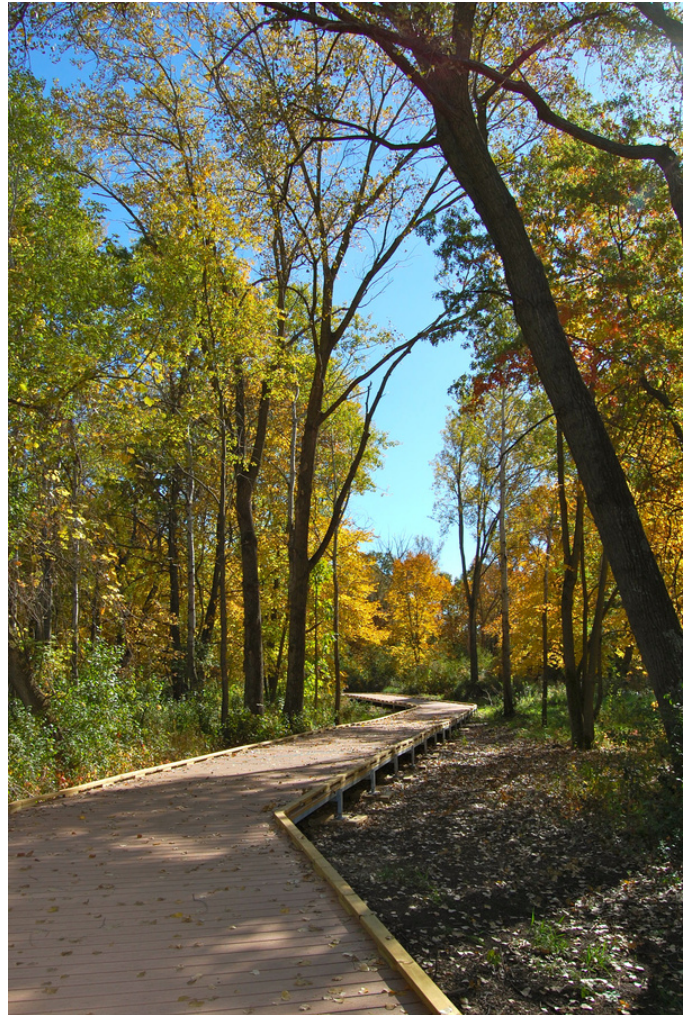


# Yahara & Conservancy Springs

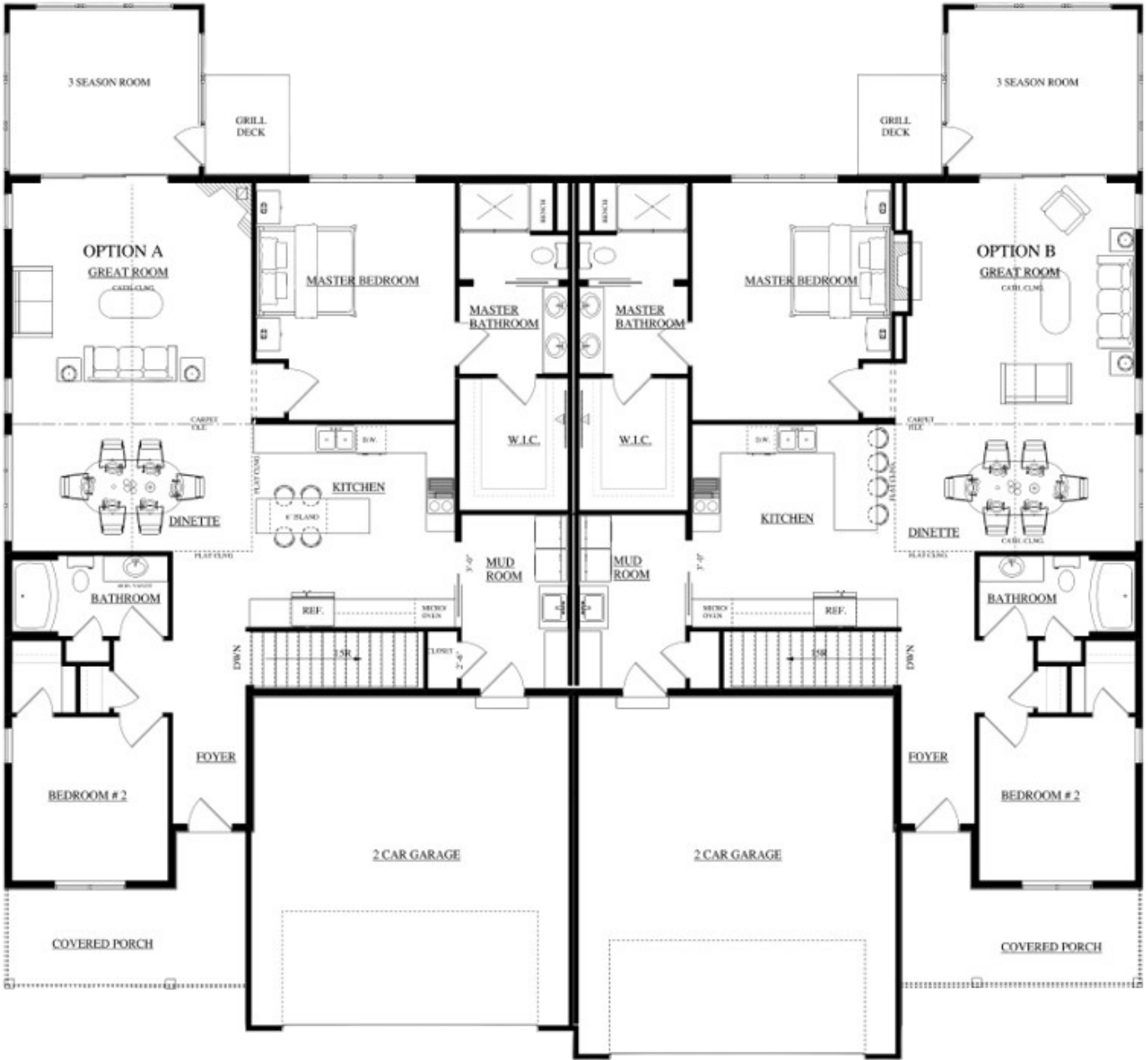
## Condominium Associations

### Yahara River Trail Neighborhood Amenities Include:

- Sunfish Pond: Outfitted with an ADA fishing dock and stocked by the parks department.
  - Conservancy Place Trail System: Part of the Upper Yahara River Trail. DeForest maintains over 10 miles of trails.
  - More than 100 different bird species have been observed in the Upper Yahara Trail park system.
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# Ranch Home Elevation



# Main Level Floor Plan



# Yahara & Conservancy Springs

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Ranch Home Elevation



Optional Lower Level Floor Plan



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# Site Plan

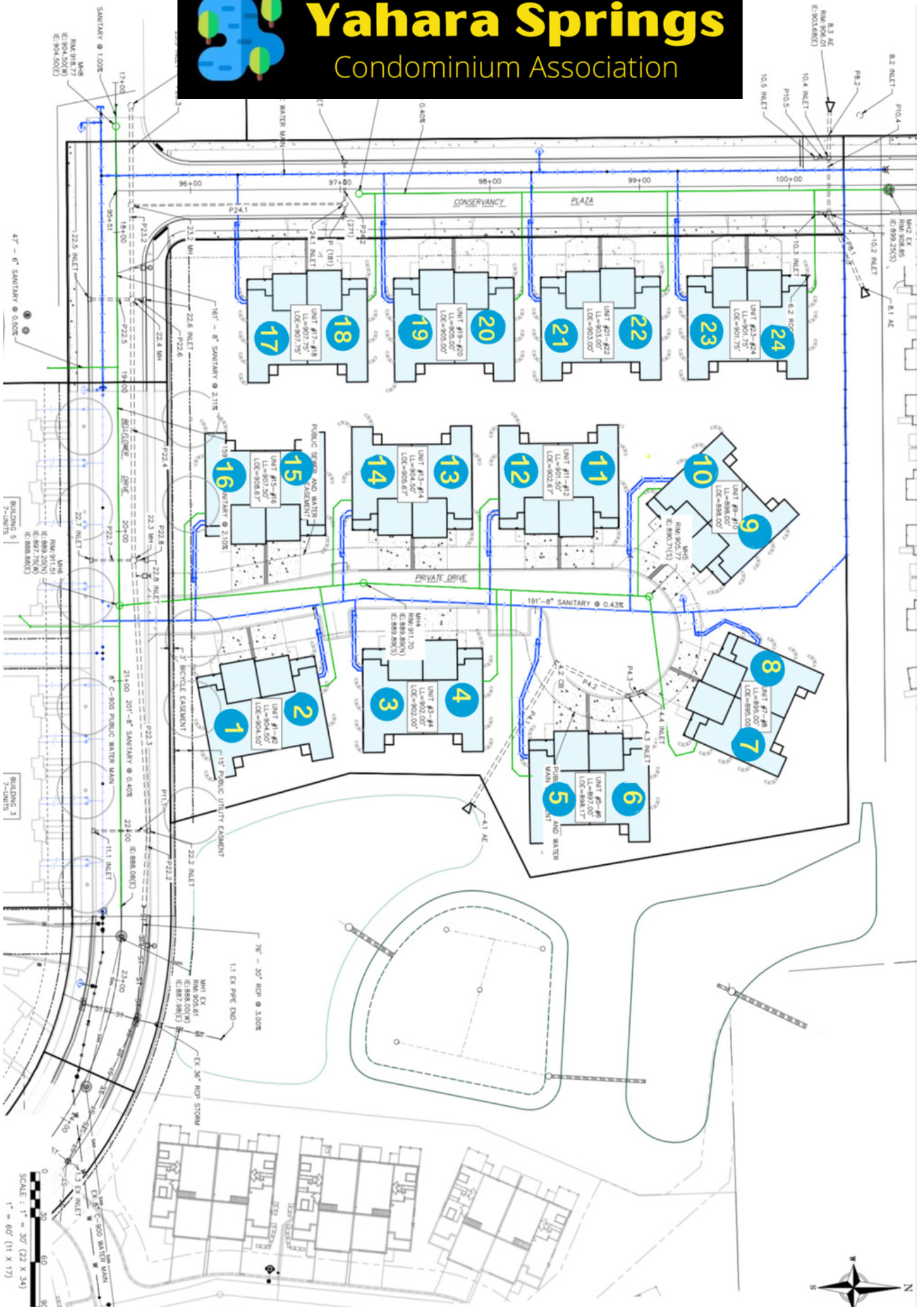


Sunfish Pond



# Yahara Springs

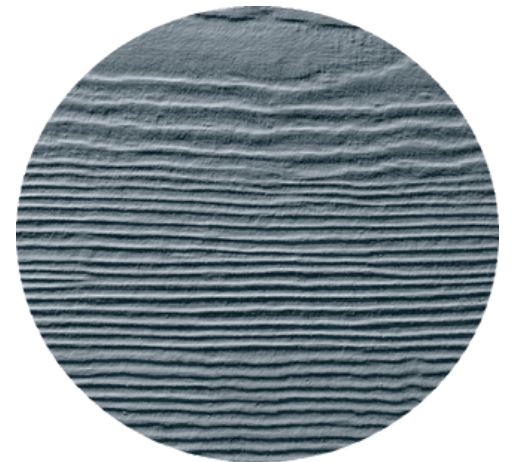
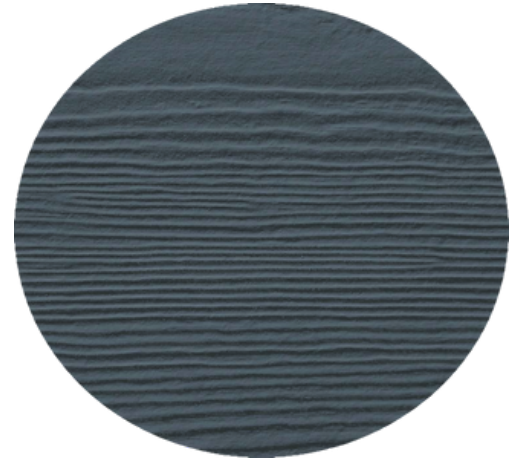
## Condominium Association



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# Exterior Features

- Owens Corning Shingles
- James Hardie - Cement Board
- Haas Garage Doors
- Trex composite decking





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# Interior Features

- Kohler plumbing fixtures
- High efficiency furnace w/ programmable thermostat
- Spaceguard air filter
- Upgraded lighting and electrical package
- Blown-in-blanket insulation with R55 attic
- Gas fireplace with surround and mantel
- All interior walls batted for sound
- Custom Amish cabinetry
- Large white trim & solid core doors
- Schlage door hardware
- Granite countertops
- Ceramic tile and carpet with upgraded 8# pad
- Full appliance package
- Bath hardware and custom-sized vanity mirrors
- Blinds on interior windows



Carpet



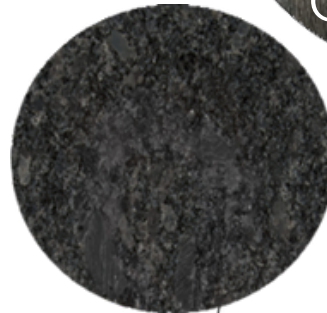
Tops



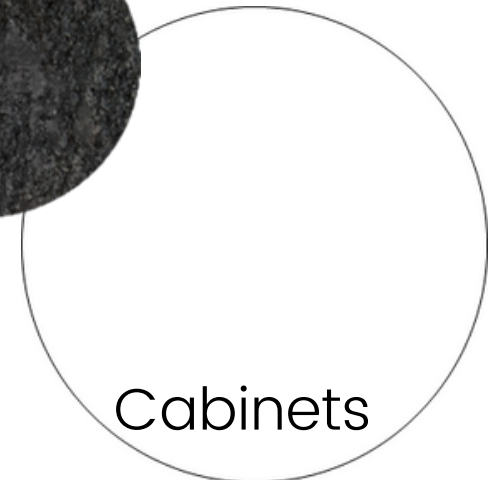
Cabinets



Main Area Wood



Tops



Cabinets

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# CONSERVANCY SPRINGS

## Condominium Association

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### Pricing Options:

These prices are valid pre-construction only.

\*Starting price includes the following:

3-season porch, under cabinet lighting in kitchen, wood in great room, passive radon mitigation, water softener, garage door opener, central air, blinds on windows (not patio door or 3 season porch) and kitchen appliance package.

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Add finished lower level -----	\$45,000
Remove 2nd bedroom in finished lower level -----	(-\$3,000)
Add 7' granite wet bar package to lower level -----	\$ 5,000
Add stairs to deck -----	\$ 2,900
Full finished garage -----	\$ 1,500
Add sound batt ceilings between LL/main floor -----	\$ 1,000
Add custom painting (main floor) -----	\$ 2,100
Change great room wood to carpet -----	(-\$2,000)
Change master bedroom/WIC carpet to wood -----	\$ 2,950
Change second bedroom/WIC carpet to wood -----	\$ 2,300
Add tiled kitchen backsplash -----	\$ 1,250
Add uppers to laundry above W/D -----	\$ 800
Add hand shower to master shower -----	\$ 700
Change to brushed nickel plumbing fixtures (Main Level) -----	\$ 800
Add 2 zone HVAC system -----	\$ 2,500
Add baseboard heating in lower level -----	\$ 700
Add laundry package -----	\$ 1,600
Upgrade to active radon mitigation system -----	\$ 700
Add audio package (3 rooms with receiver) -----	\$ 2,300
Add security system package (with 1 year service) -----	\$ 1,400
Add security system upgrades (\$1,400 + smart thermostat, camera, video doorbell)	\$ 900
Single hung window / 3 season porch upgrade -----	\$ 600
Insulate (R30 & cover with LP) / 3 season porch upgrade -----	\$1,600
Wiring for future electric car (includes wire & breaker) -----	\$ 325

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Sunfish Pond

## Kelli Ezzell / Settler's Bank

4021 Meridian Drive, Windsor

608-842-5031 or 608-577-9250

kezell@settlerswi.com NMLS #502466

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## Corey Randl / One Community Bank

1351 Water Wheel Drive, Waunakee

608-852-7865 or 608-849-3075

crandl@onecommunity.bank NMLS #500032

Preferred Lenders

# ConservancySprings.com



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**DIRECTIONS:**

From Madison: take I-39 to exit 131 to left on Hwy 19, right on Lake Rd. (CV), left on Windsor Rd to right on Highland Drive, Windsor WI (Near Sunfish Pond)