



Yahara Springs

Condominium Association



Luxury Ranch Style Two Units

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

YaharaSprings.com

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**Classic
Custom
Homes**
of Waunakee, Inc.



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



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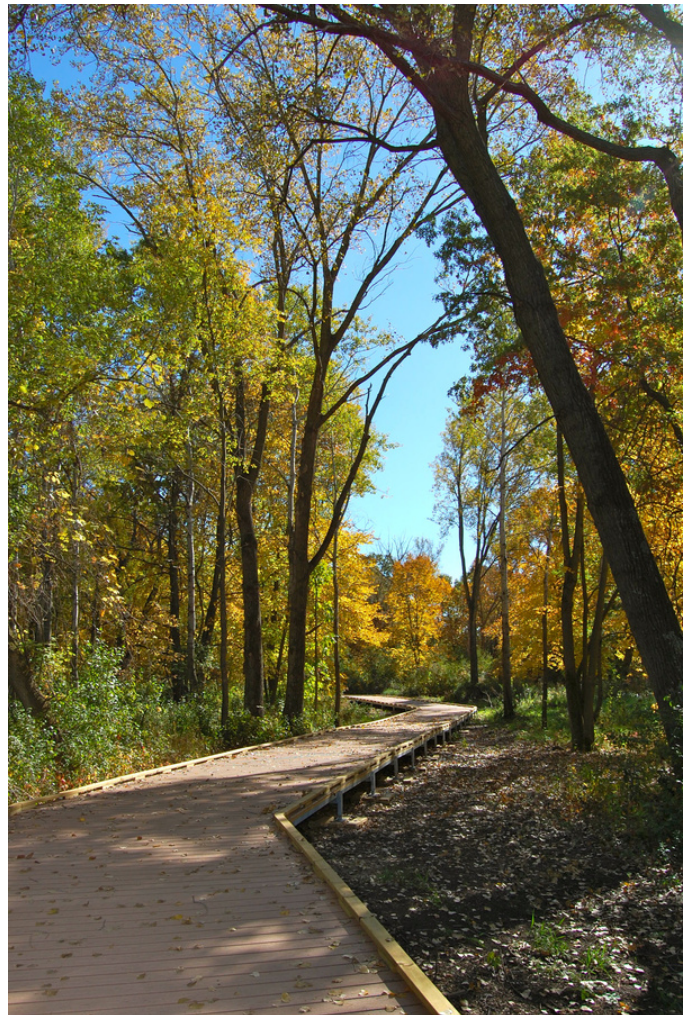


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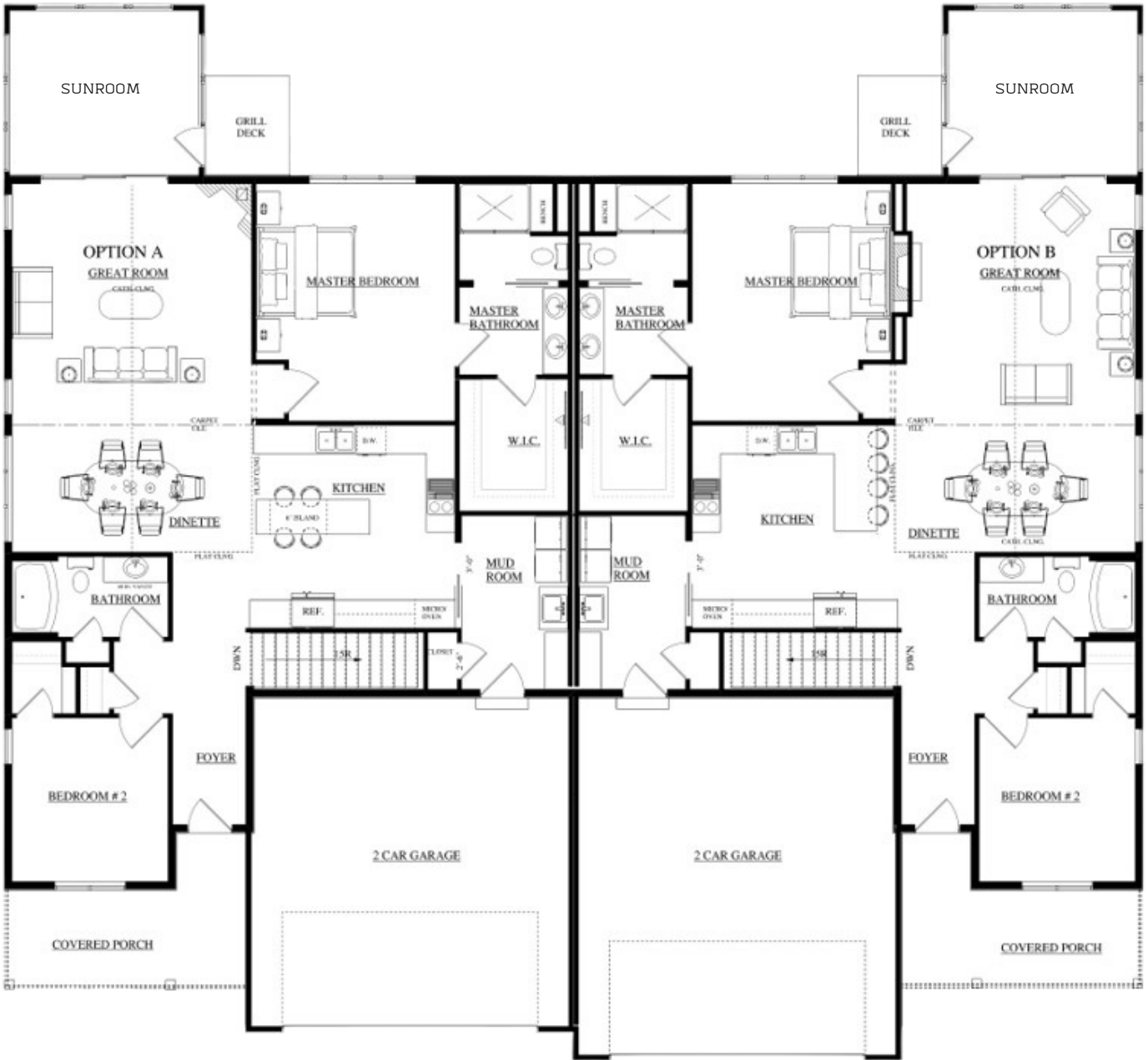
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Yahara River Trail Neighborhood Amenities Include:

- 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



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Ranch Home Elevation



Optional Lower Level Floor Plan

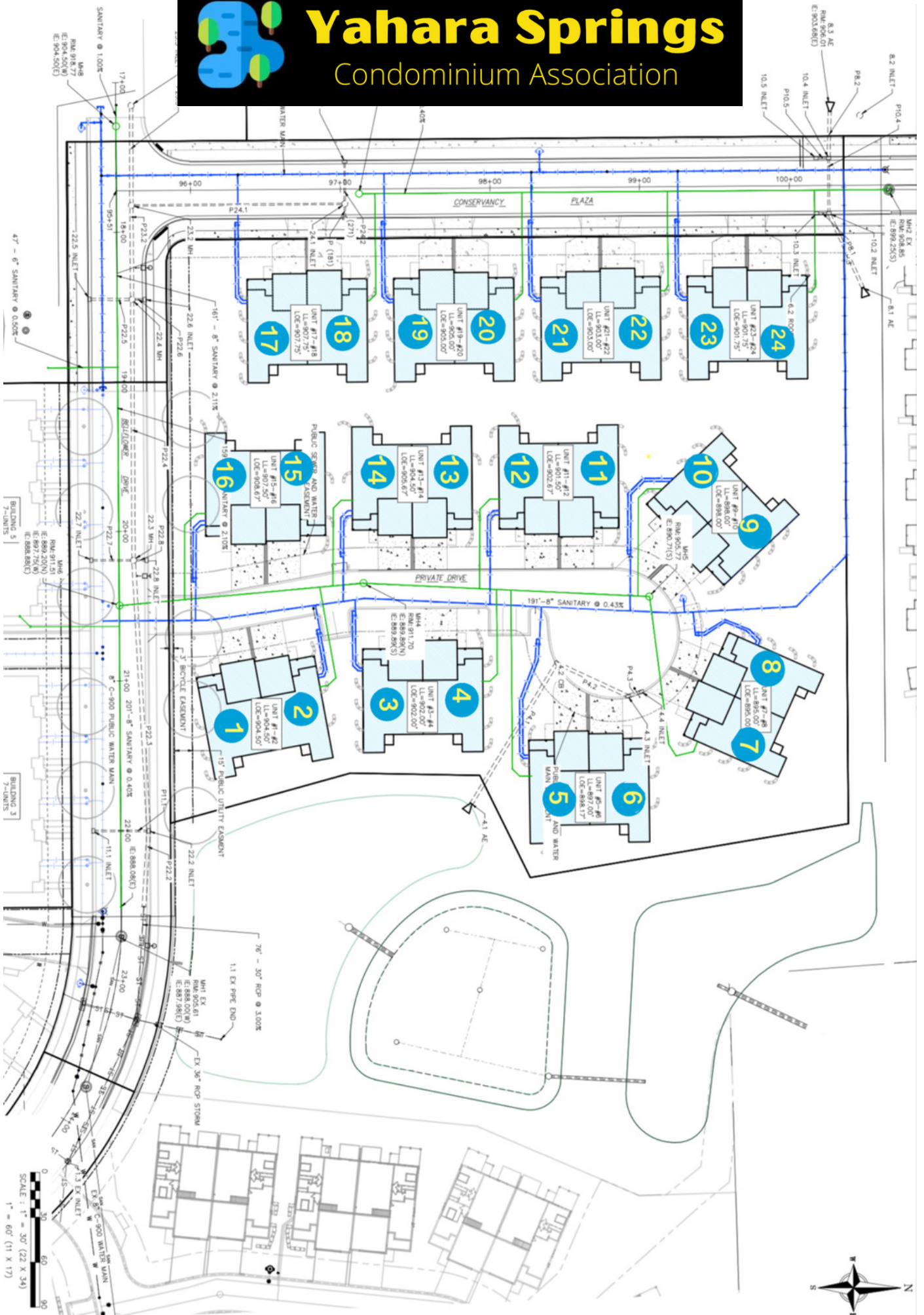


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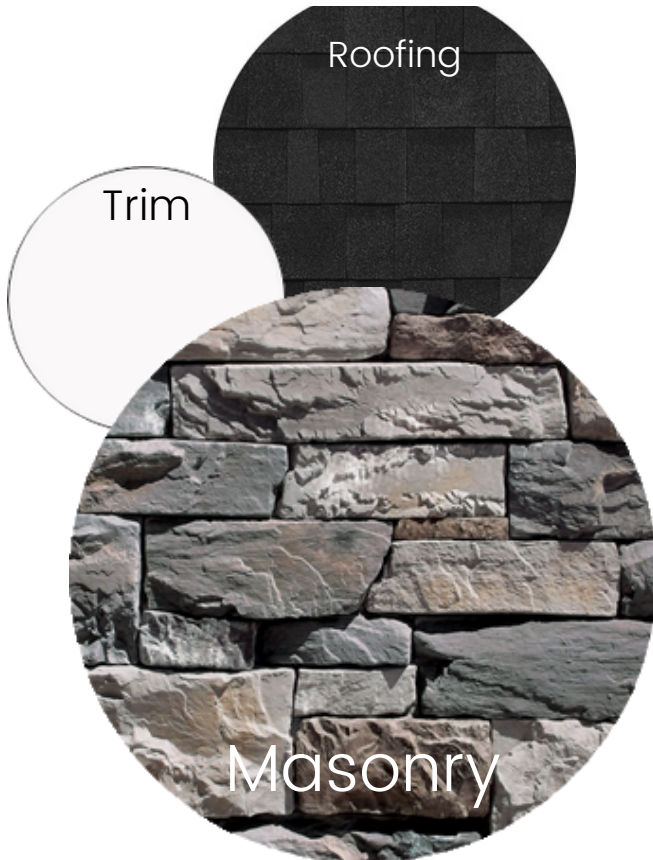
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Exterior Features

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



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



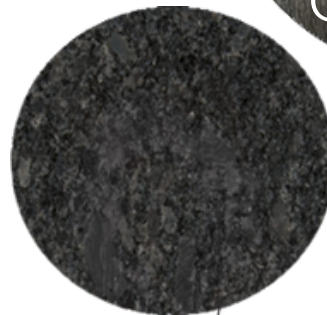
Tops



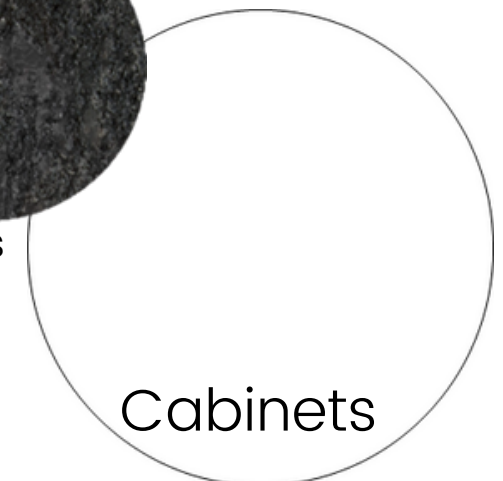
Cabinets



Main Area Wood



Tops



Cabinets



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Sunfish Pond

Kelli Ezzell / Settler's Bank

4021 Meridian Drive, Windsor

608-842-5031 or 608-577-9250

kezell@settlerswi.com NMLS #502466

Corey Randl / One Community Bank

1351 Water Wheel Drive, Waunakee

608-852-7865 or 608-849-3075

crandl@onecommunity.bank NMLS #500032

Preferred Lenders

YaharaSprings.com



For More Information or to Reserve Unit Contact:
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Email: Kelly@FirstWeber.com



FIRSTWEBER
Group
REALTORS®

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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 Bellflower (Highland Drive), right on Yahara Springs Ct, DeForest WI (Near Sunfish Pond)