



Bellflower Pointe Condominiums

Luxury Ranch Style Two Units
Located in Conservancy Plaza, DeForest
Near the Upper Yahara River Trail Park System



BellflowerPointe.com

For More Information or to Reserve a Unit Contact:
Kelly Bennett & Associates / First Weber Inc
Cell: 608-220-6699
Office: 608-825-9553
Email: Kelly@FirstWeber.com



FIRST WEBER
REALTORS®



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




Bellflower
Pointe
Condominiums

DEVELOPER | BJS DESIGN/BUILDER, LLC
BUILDER | CLASSIC CUSTOM HOMES OF WAUNAKEE, INC.





**Credit available if you
choose one of our
Preferred Lenders:**



Corey Randl

Senior AVP, Mortgage Loan Officer | NMLS #500032

1351 Water Wheel Drive, Waunakee, WI 53597

Phone: (608) 849-3075 | Email: crandl@onecommunity.bank



a division of Wings Financial Credit Union

Kelli Ezzell

AVP, Mortgage Sales Manager | NMLS #502466

4021 Meridian Drive, Windsor, WI 53598

Phone: (608) 842-5031 | Email: kezell@settlers.com



Liz Mueller

Mortgage Lending Specialist | NMLS #1262874

1330 Montondon Avenue, Waunakee, WI 53597

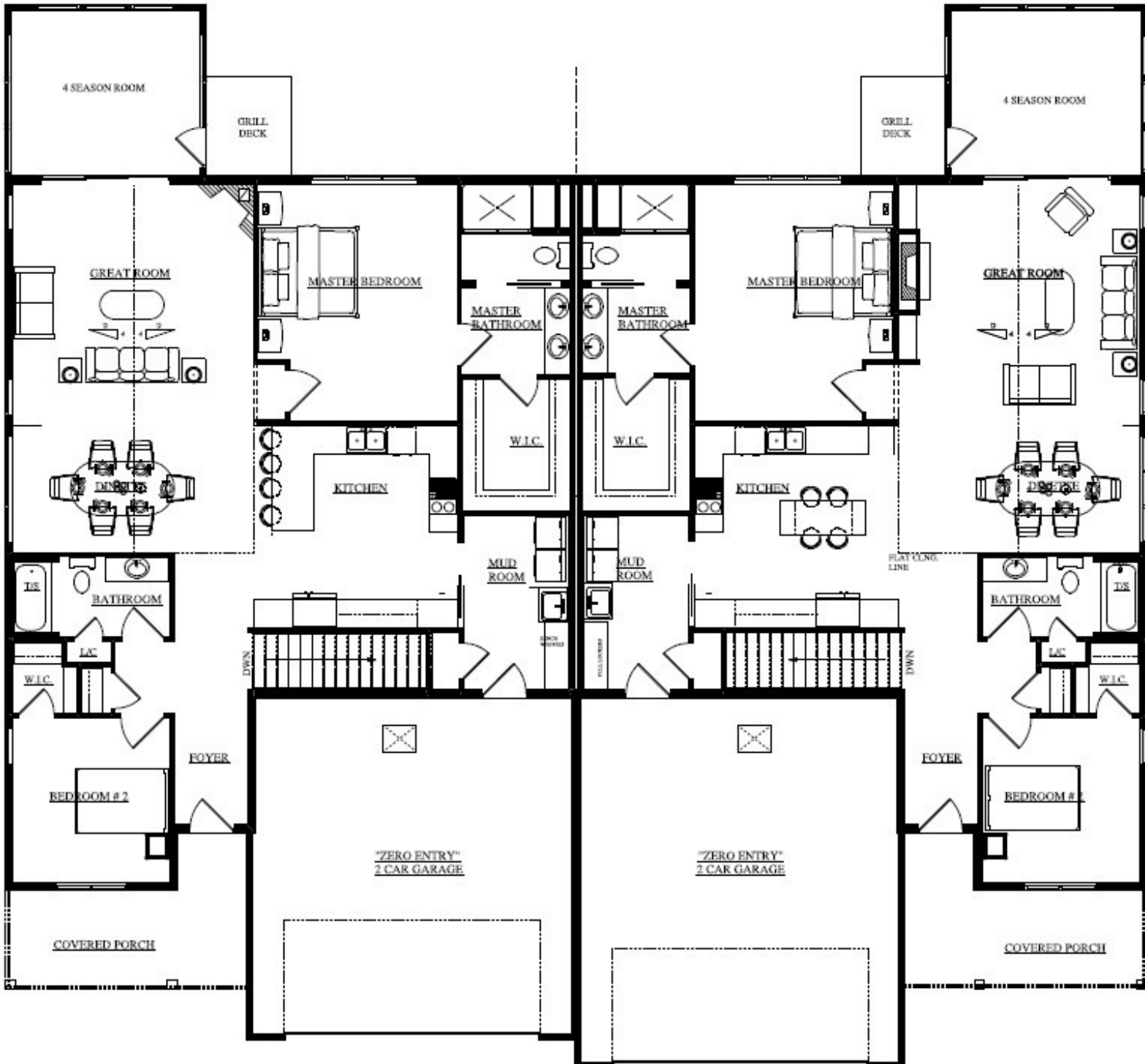
Phone: (608) 850-7567 | Email: lmueller@fortifibank.com



Bellflower
Pointe
Condominiums



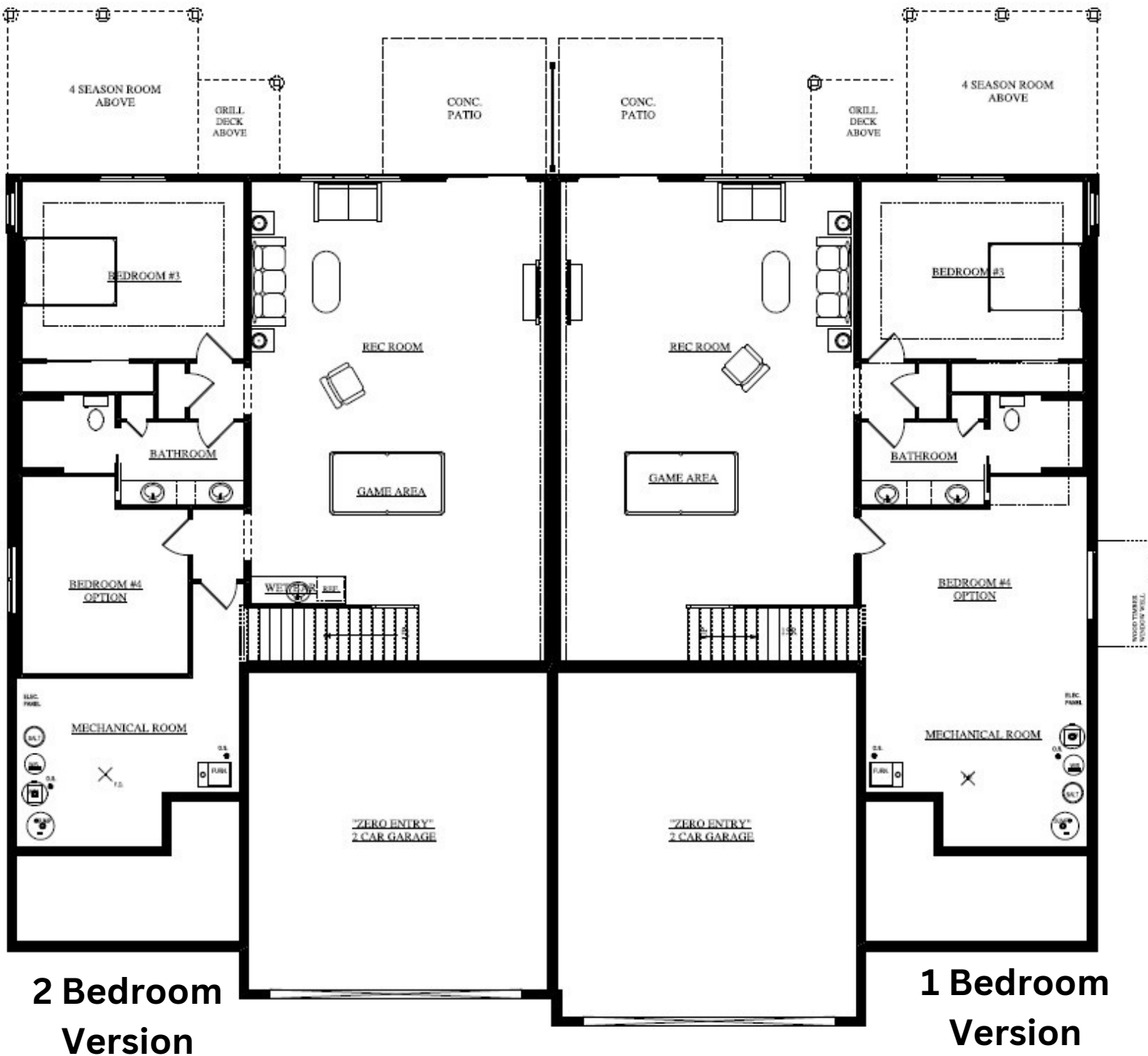
Main Level Floor Plan






**Bellflower
Pointe**
 Condominiums

Optional Lower Level Floor Plan



**2 Bedroom
Version**

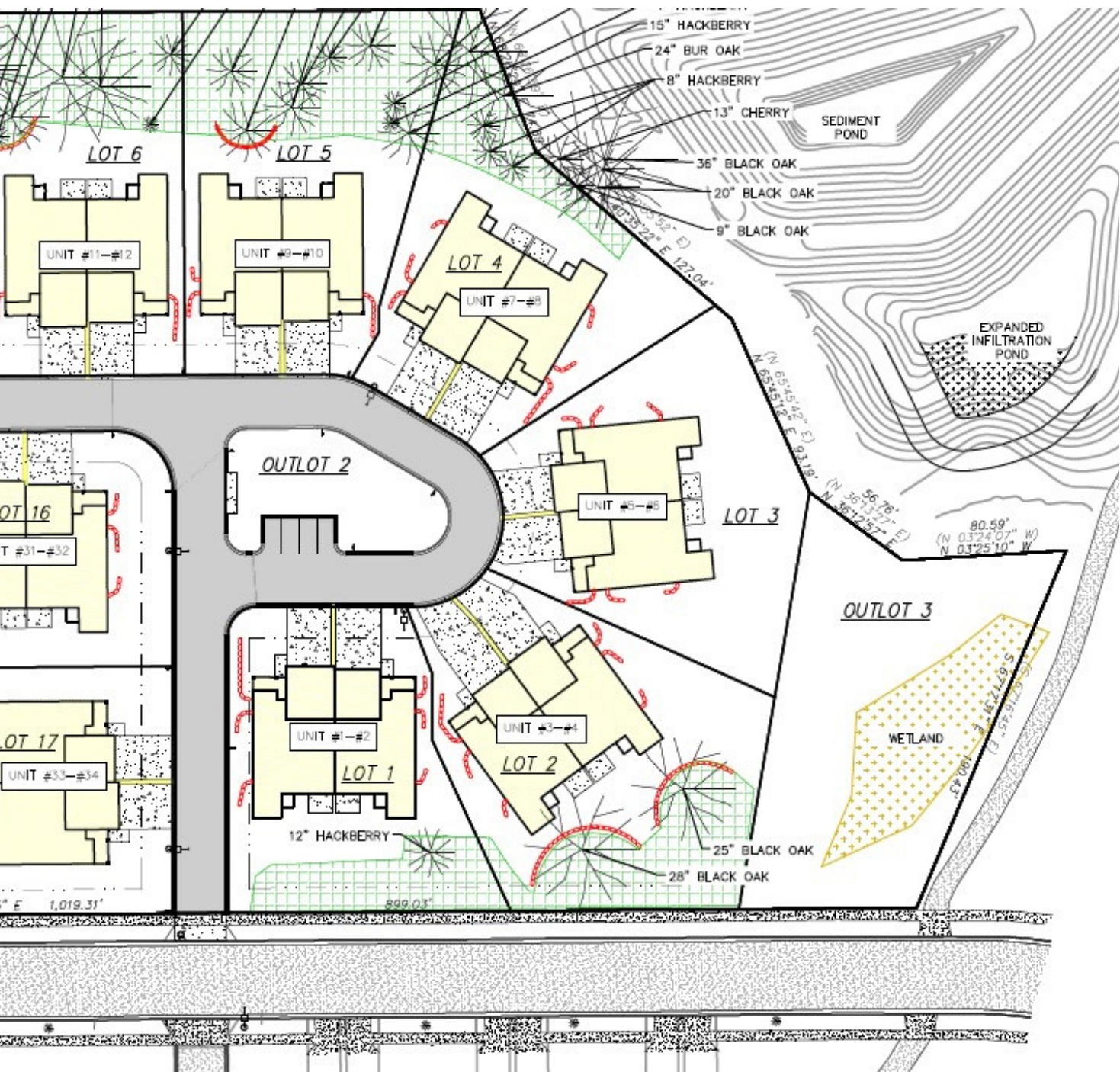
**1 Bedroom
Version**



Bellflower Pointe Condominiums

Site Plan





Exterior Features

- Pella Windows with Advanced Low-E insulating dual-pane glass
- Owens Corning Duration shingles (lifetime warranty)
- James Hardie cement board siding
- Upgraded stained garage doors with openers & keypad
- Trex composite decking & aluminum railing
- TGI floor system



Interior Features

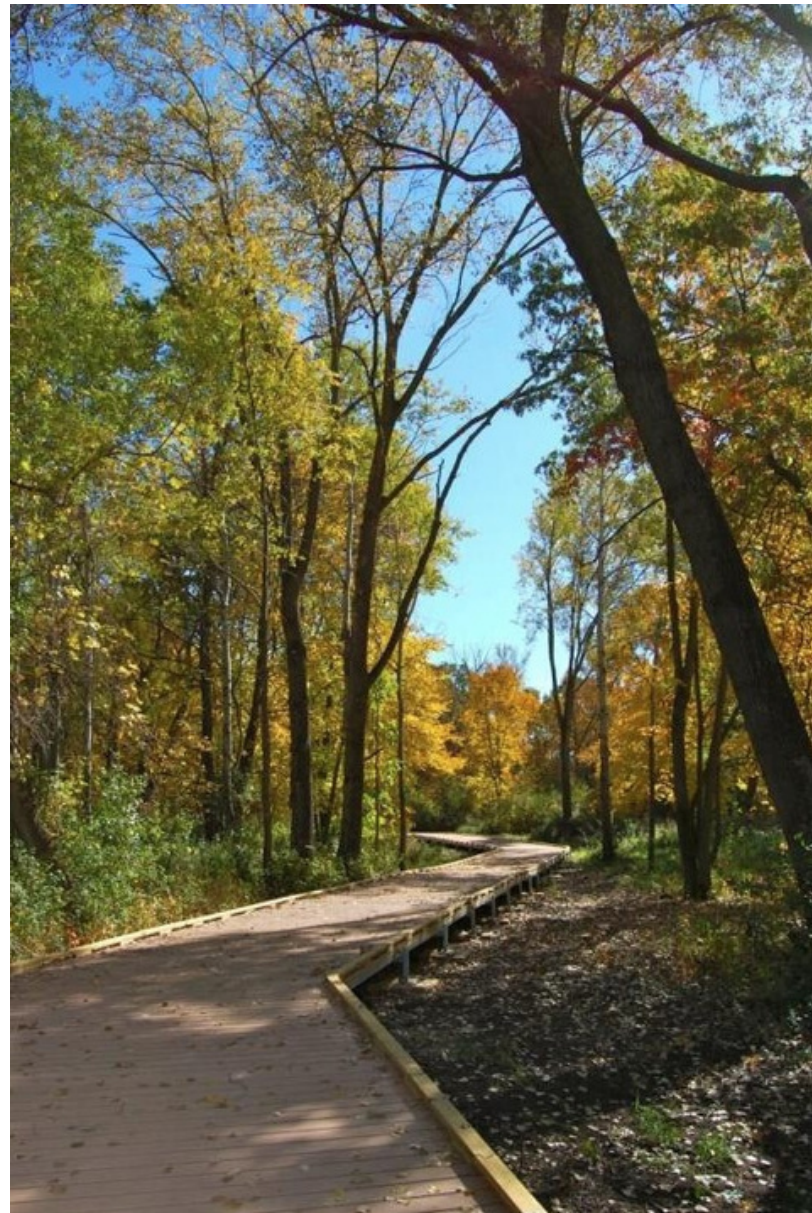
- Kohler plumbing fixtures
- High-efficiency furnace with programmable thermostat
- Spaceguard air filter
- Upgraded lighting and electrical package
- Blown-in-blanket insulation with R55 attic
- Gas fireplace with surround and mantel
- All interior walls batted for sound
- Custom Amish cabinetry
- Large 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





Yahara River Trail Neighborhood Amenities Include:

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



Bellflower Pointe
Condominiums



Bellflower Pointe Condominiums

BellflowerPointe.com

DIRECTIONS:

From Madison: take 1-39 to exit 131 to left on Hwy 19, right on Lake Rd (CV), left on Windsor Rd to right on Bellflower Dr (Near Sunfish Pond)



BellflowerPointe.com

For More Information or to Reserve a Unit Contact:

Kelly Bennett & Associates / First Weber Inc

Cell: 608-220-6699

Office: 608-825-9553

Email: Kelly@FirstWeber.com

