



Bellflower Pointe Condominiums

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



BellflowerPointe.com



*Kelly Bennett
& Associates*



Kelly Bennett & Associates
Cell: 608-220-6699
Office: 608-825-9553
Email: Kelly@FirstWeber.com





**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



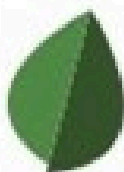
a division of Wings Financial Credit Union

Kelli Ezzell

AVP, Mortgage Sales Manager | NMLS #502466

4021 Meridian Drive, Windsor, WI 53598

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



Fortifi Bank

Liz Mueller

Mortgage Lending Specialist | NMLS #1262874

1330 Montondon Avenue, Waunakee, WI 53597

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



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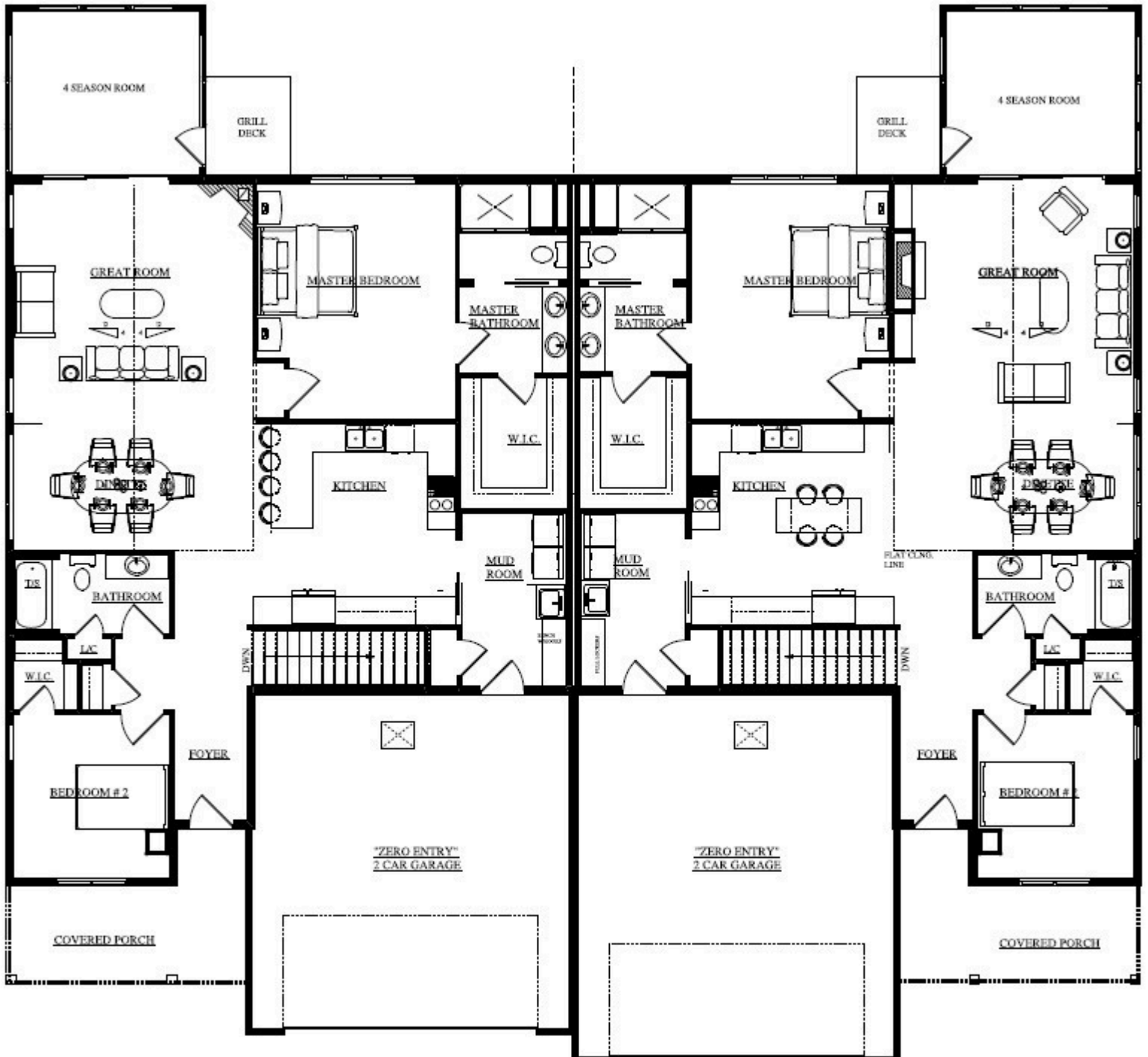
DEVELOPER | BJS DESIGN/BUILDER, LLC
BUILDER | CLASSIC CUSTOM HOMES OF WAUNAKEE, INC.



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Main Level Floor Plan






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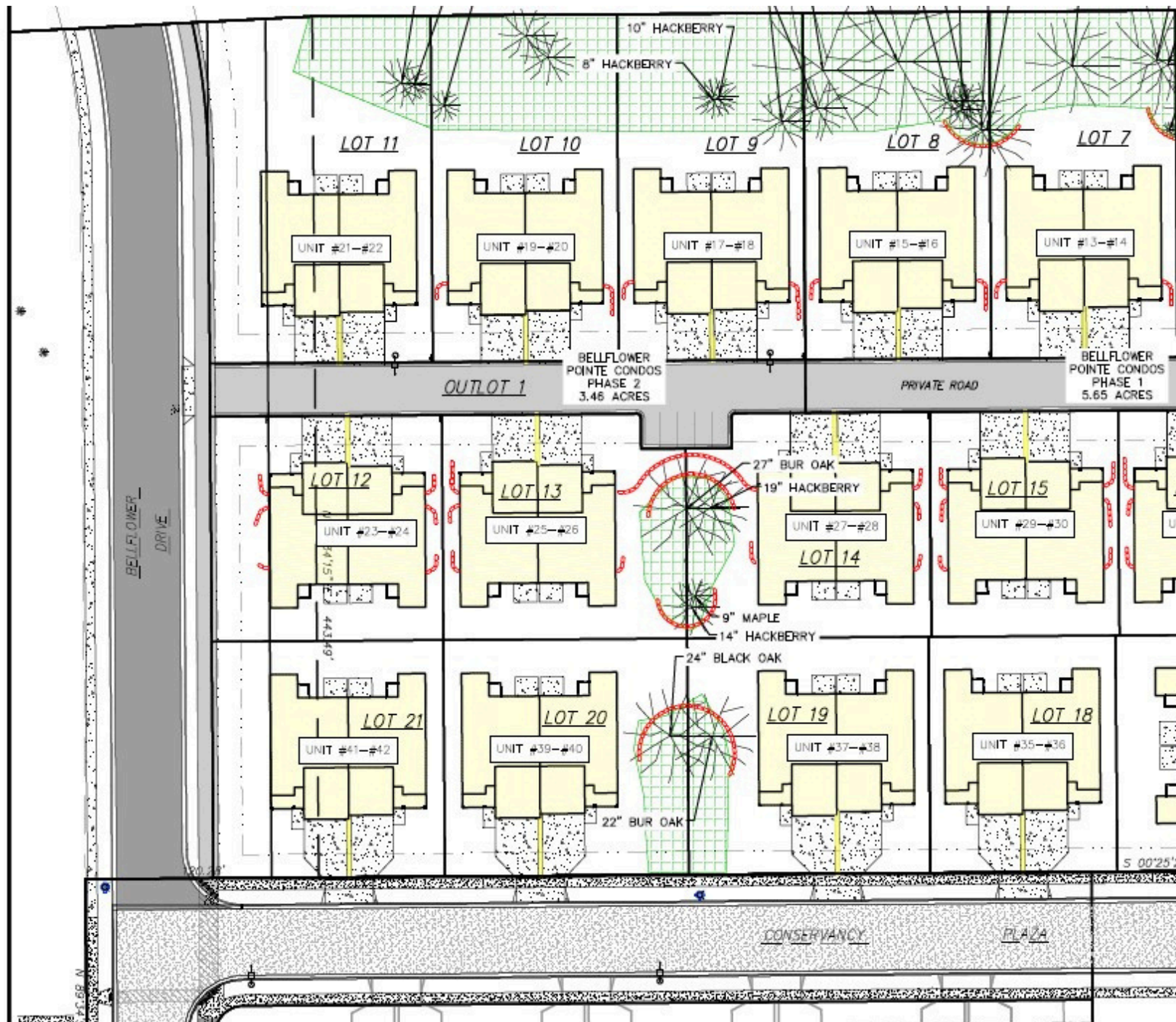
Optional Lower Level Floor Plan

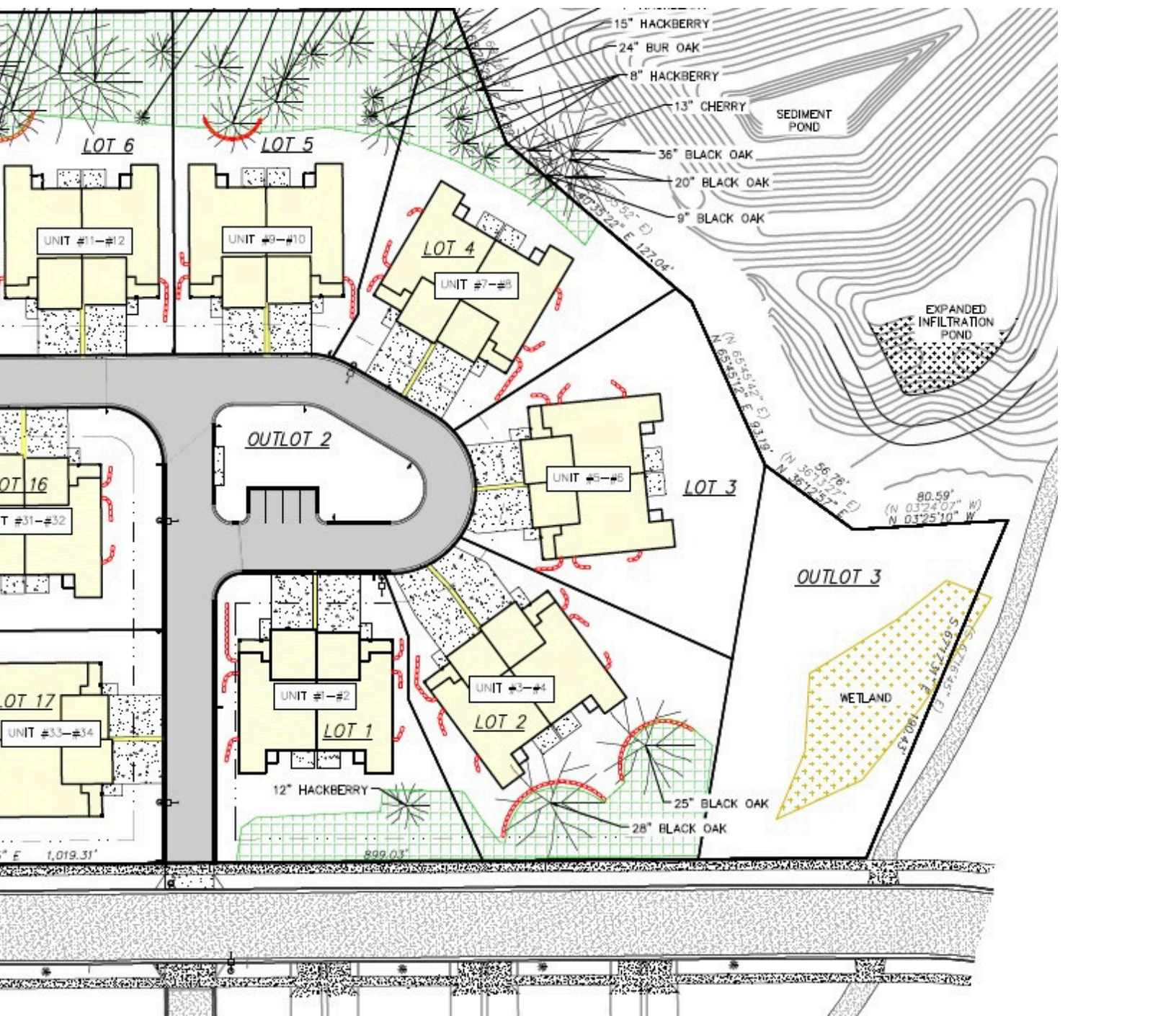




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Site Plan





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





BELLFLOWER DRIVE

YAHARA TRAILS
CONDOS
4.05 ACRES

CONSERVANCY PLAZA

SAN

CONSERVANCY
PLAZA CONDOS
PHASE 2
3.46 ACRES

CONSERVANCY
PLAZA CONDOS
PHASE 1
5.65 ACRES

TRAIL EDGE

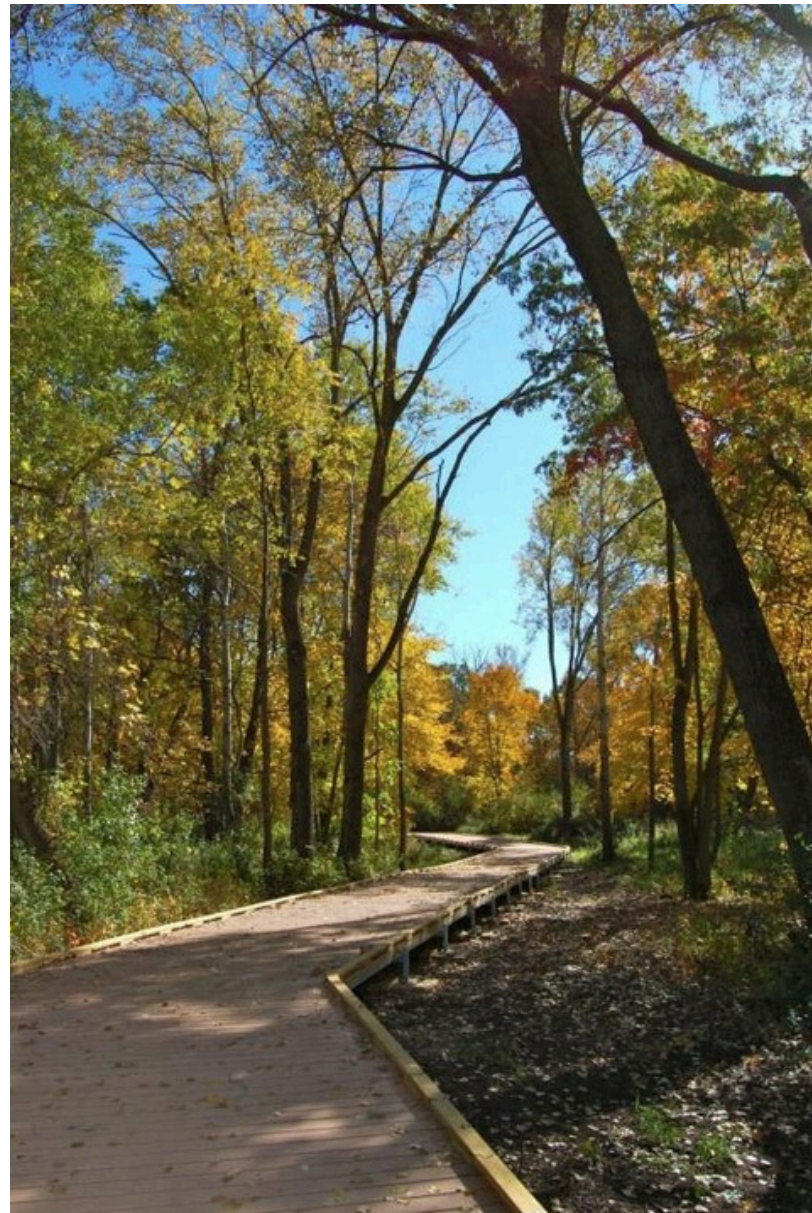
WETLAND

EXPANDED
INFILTRATION
POND

SEDIMENT
POND

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.





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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),
right on Conservancy Plaza, next left on to Bellflower Pointe Drive



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