

RiverstoneRanchCondos.com



7.1 to 8.3 Bellflower Drive, DeForest

Property Features

 4 BDRM  3 BATH  SQ FT 2,971
(or 3 BDRM + OFFICE on inner unit)

- James Hardie cement board siding
- Upgraded steel garage doors w/openers
- Trex composite decking and aluminum railing
- Owens Corning Duration shingles (lifetime warranty)
- TGI floor system
- Kohler plumbing fixtures
- High-efficiency furnace w/ 2 zones
- Spaceguard air filter
- 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 or Quartz countertops
- LVP flooring & carpet with upgraded 8 lb pad
- Full appliance package
- Zero entry tile shower



Main level ~ 1691 ft.²

Prices starting at \$519,900 for inner units, \$557,900 for outer units

\$59,500 for finish lower level

Completed lower level ~ 1280 ft.² both levels total 2971 ft.²

Main level floor plan:

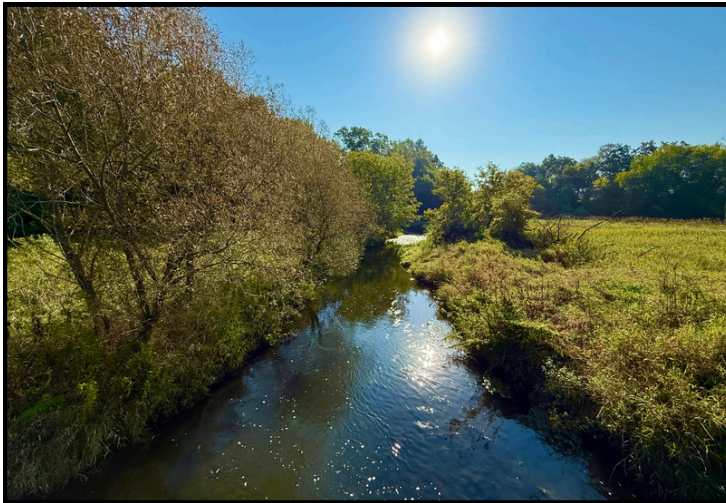


Lower level floor plan:



Yahara River trail Neighborhood Amenities Include:

- Sunfish Pond: Outfitted with an ADA fishing dock and stocked by the parks department.
- Conservancy Trail System: Part of the Upper Yahara River Trail, over 20 miles of trails.
- More than 100 different bird species have been observed in the Upper Yahara Trail park system.



*Kelly Bennett
& Associates*



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LOCATION & INFO

DeForest School District



H: DeForest
M: DeForest
E: Eagle Point

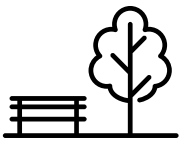
Room Measurements

- Living/Great: 17 x 16 (M)
- Dining Area: 16 x 9 (M)
- Kitchen: 13.9 x 12.5 (M)
- Laundry: 12 x 6 (M)
- Sun Room: 13 x 11.6 (M)
- Primary Bed: 16.8 x 12.5 (M)
- 2nd Bedroom: 11.7 x 11 (M)
- 3rd Bedroom: 15 x 12.9 (L)
- 4th Bed or Flex rm: 12 x 11 (L)
- Family Room: 30 x 18 (L)

Monthly HOA dues \$200
includes snow removal, lawn care
& exterior insurance.



Nearby Amenities



Sunfish Pond
Upper Yahara River bike & walking trail
Hundreds of acres of Conservancy



Pick 'n Save, Ace Hardware,
Target, Costco, Walgreens



Roadside Bar & Grill
North & South, Windsor Breads Bakery
Branch + Daughter Market
Starbucks, Beans N Cream



Pinsocial DeForest
Lake Windsor Country Club
Drumlin Ridge Winery
Windsor Athletic Club
Rude's Lanes



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