



# 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**  
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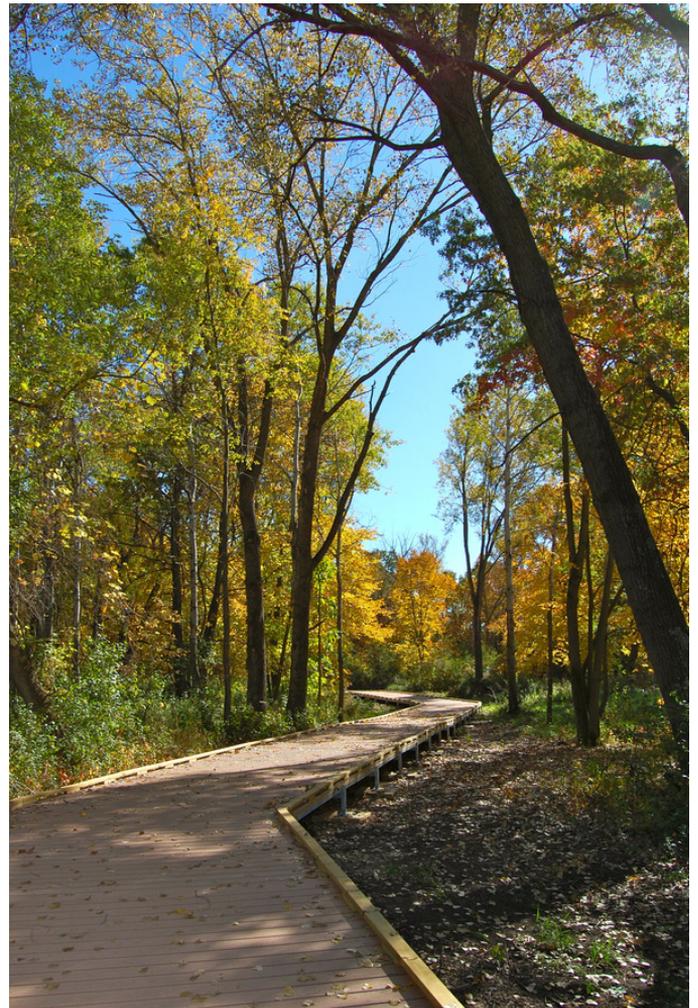
# Yahara & Conservancy Springs

## Condominium Associations

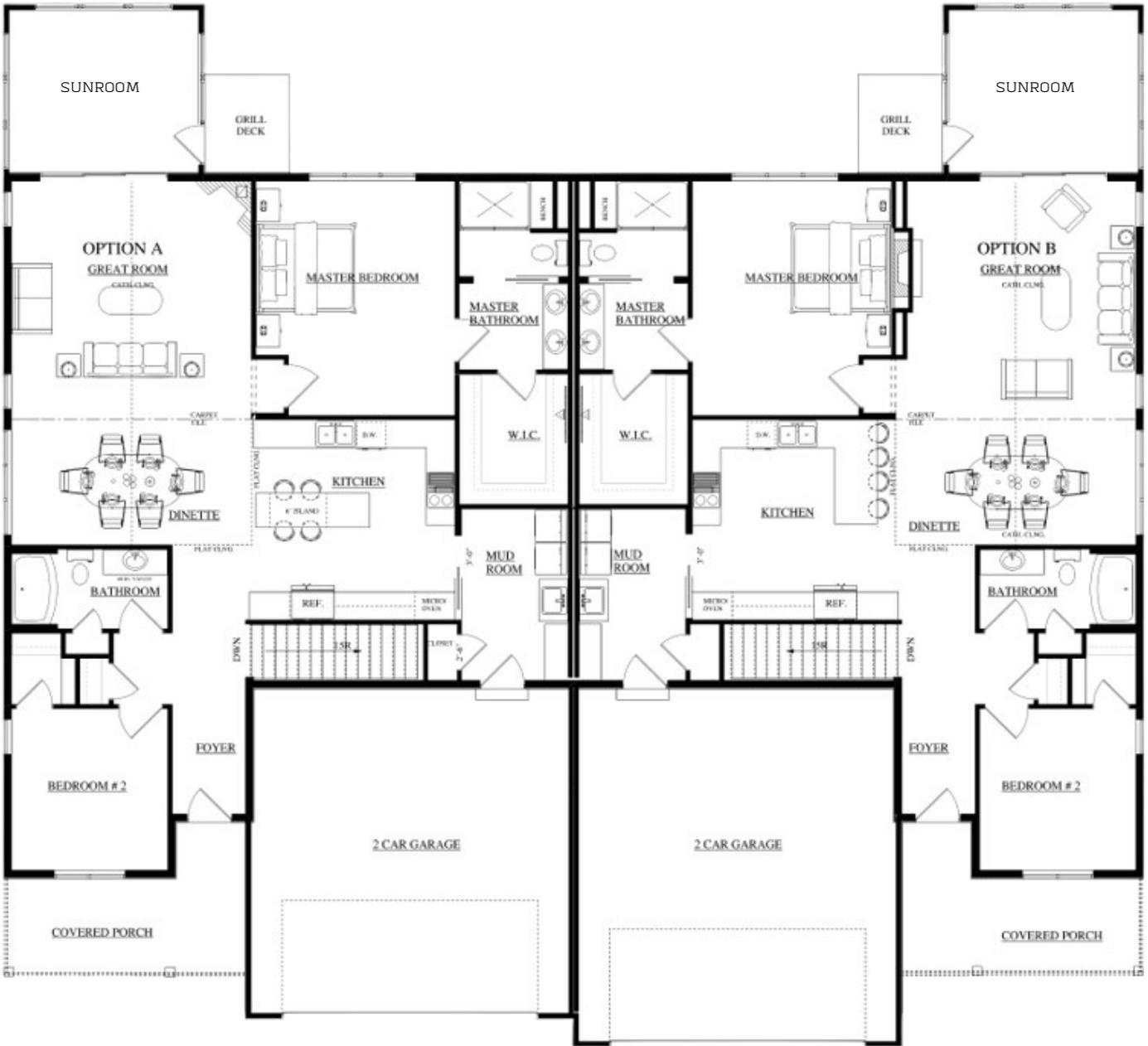
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### Yahara River Trail Neighborhood Amenities Include:

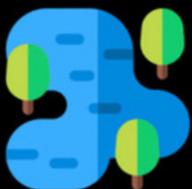
- Sunfish Pond: Outfitted with an ADA fishing dock and stocked by the parks department.
  - Conservancy Place Trail System: Part of the Upper Yahara River Trail. DeForest maintains over 10 miles of trails.
  - More than 100 different bird species have been observed in the Upper Yahara Trail park system.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

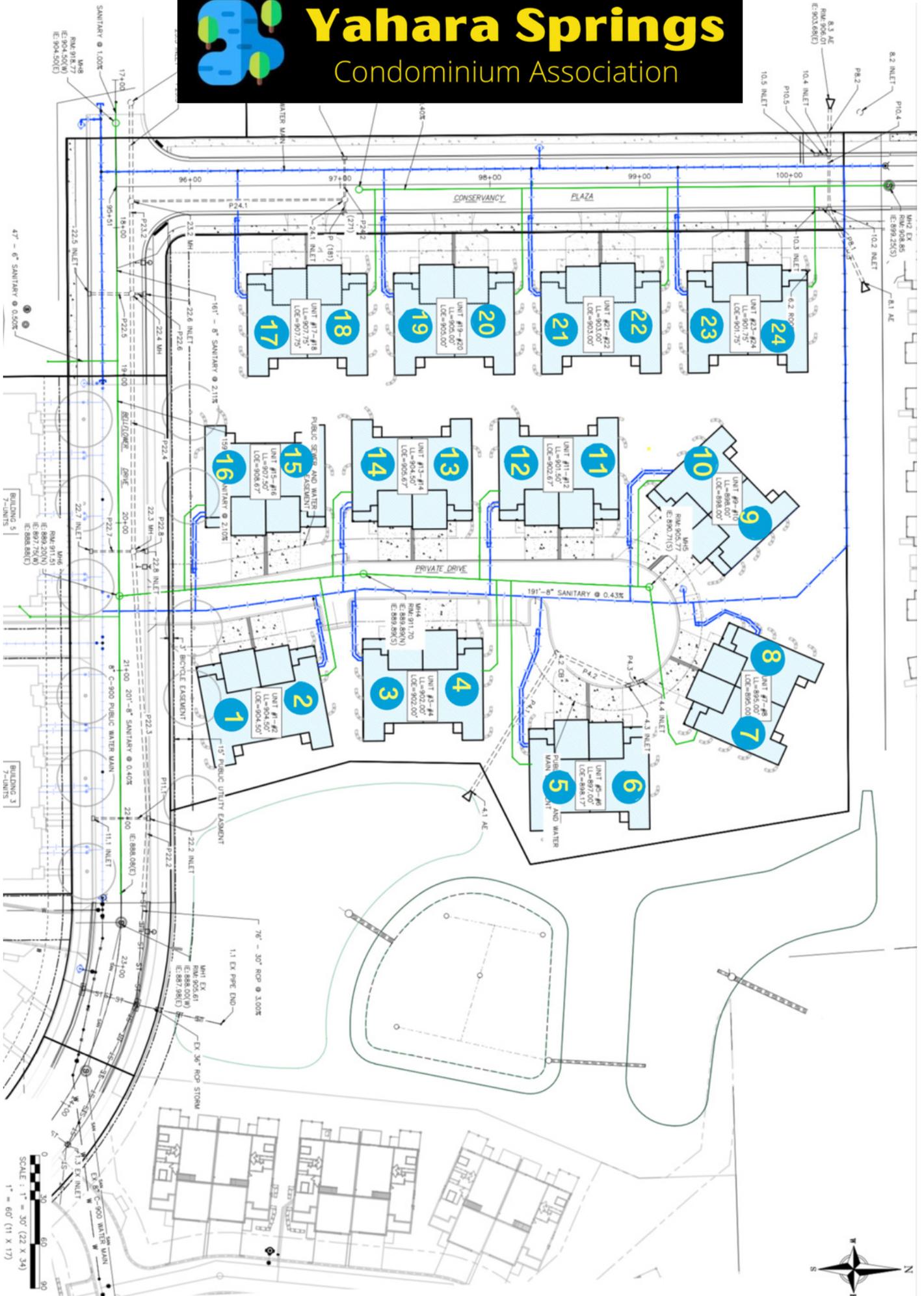


Sunfish Pond



# Yahara Springs

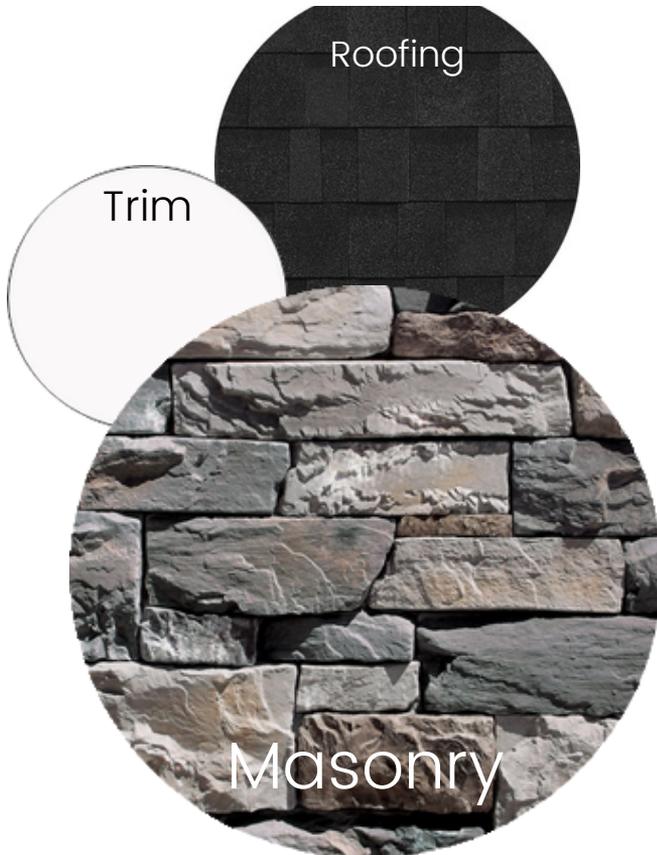
## Condominium Association



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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



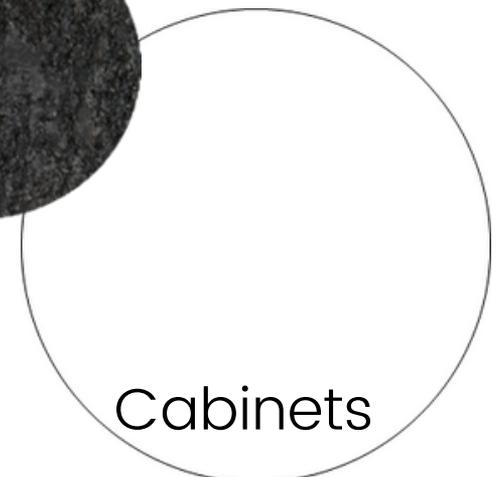
Cabinets



Main Area Wood



Tops



Cabinets

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## Condominium Association

### Pricing Options:

Prices are subject to change.

\*Starting price includes the following:

1,854 sq ft, 2 bedroom, 2 bath, 2 car garage unit, with sunroom, under cabinet lighting in kitchen, wood in great room, kitchen & foyer, 2-zone HVAC for main & lower level, upper cabinets in laundry, passive radon mitigation, blinds on windows (not patio door or 3 season porch), kitchen appliance package, central air, water softener, humidifier & garage door opener.

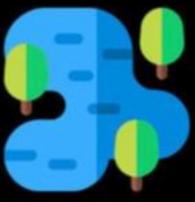
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Add finished lower level (add 1,379 sq ft)-----	\$56,000
Remove 2nd bedroom in finished lower level -----	(-\$4,000)
Add uppers to laundry above W/D -----	Included
Add 2 zone HVAC system -----	Included
Single hung window / sunroom upgrade (drywalled) -----	Included
Insulate (R30 & cover with LP) / 3 season porch upgrade -----	Included

(Allowance estimates, actual price will be given when selections are made and price could be +/-)

Add 7' granite wet bar package to lower level -----	\$6,800
Add stairs to deck -----	\$4,400
Full finished garage (no trim)-----	\$2,000
Change master bedroom/WIC carpet to wood -----	\$3,500
Change second bedroom/WIC carpet to wood -----	\$2,000
Add tiled kitchen backsplash -----	\$1,400
Change to brushed nickel plumbing fixtures (Main Level) -----	\$1,200
Change to brushed nickel plumbing fixtures (Main Level) -----	\$500
Change to boxcar in sunroom-----	\$3,000
Insulate ceiling between main/lower level-----	\$2,100
Upgrade closet system in master bedroom-----	\$1,200
Add front load laundry (washer & dryer allowance)-----	\$1,600
Add top load laundry (washer & dryer allowance)-----	\$1,200
Upgrade to active radon mitigation system -----	\$700
Add basic security system-----	\$1,600
Add upgraded security system (with outdoor camera / cam doorbell)	\$2,500
Wiring for future electric car (includes wire & breaker) -----	Market Price

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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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## Aaron Meyer / Great Midwest Bank

6702 Odana Rd, Madison

608-827-5152 or 608-444-5178

aaron.meyer@greatmidwestbank.com NMLS #594379

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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

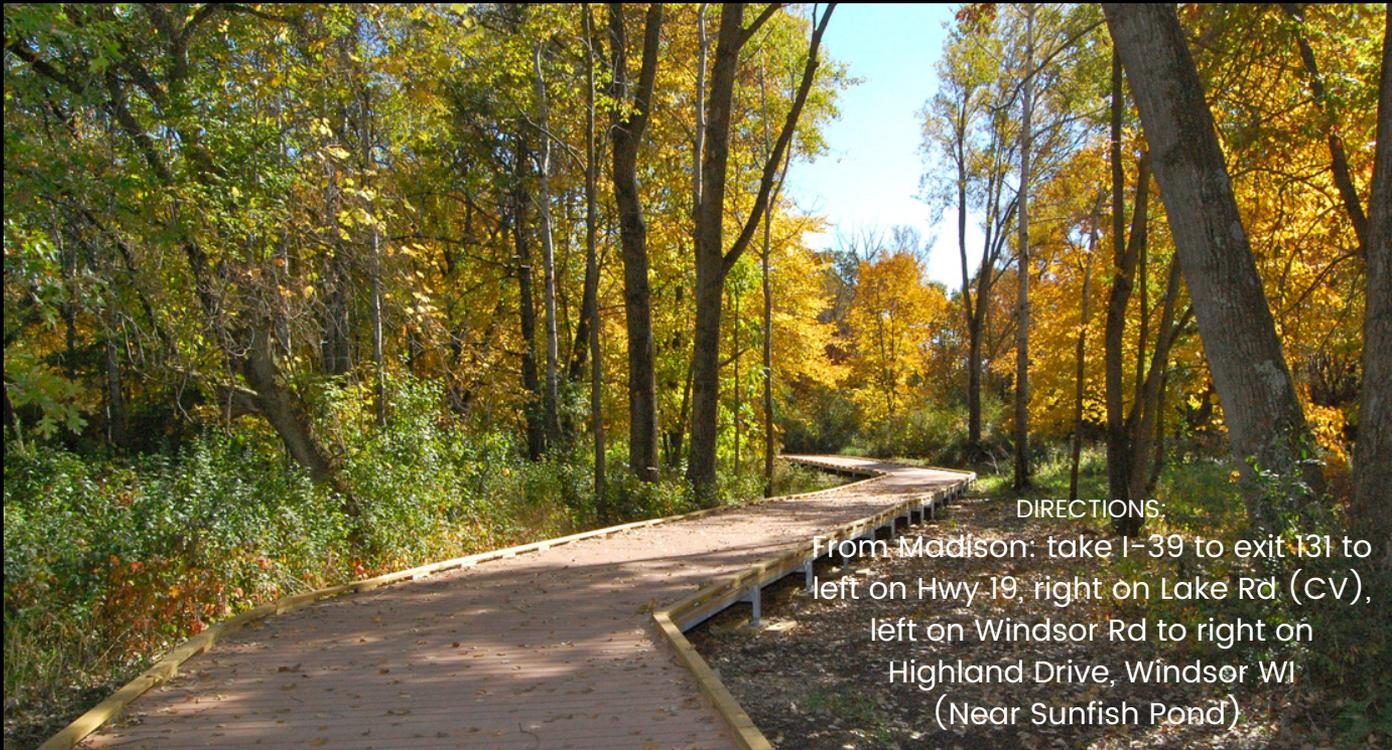
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Preferred Lenders

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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)