

# Yahara Trails Townhomes



Quality built 2 story townhouses with over 1,770 sq ft, 3 bedrooms, 2 1/2 baths, spacious kitchen & dining area with granite countertops, Amish custom cabinets, stainless steel appliances, great room with gas fireplace and huge windows, owner's suite with walk in closet, main level laundry, covered private entrance & 2 car attached garage.

Option to finish lower level prior to closing,

(LL option: family room, 4th bedroom / office and 3rd full bath.)

Steps from the Upper Yahara River bike and walking trails & Sunfish Pond.



## YaharaTownhomes.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)



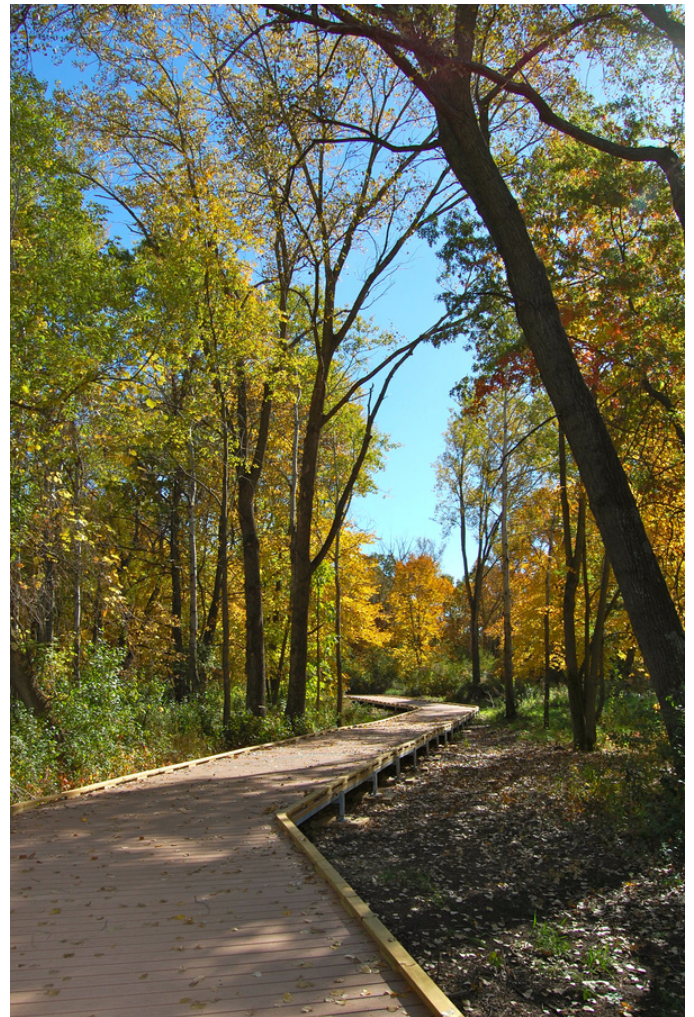
Owner/Developer • BJS Design/Build, LLC.  
Builder • Classic Custom Homes of Waunakee, Inc.

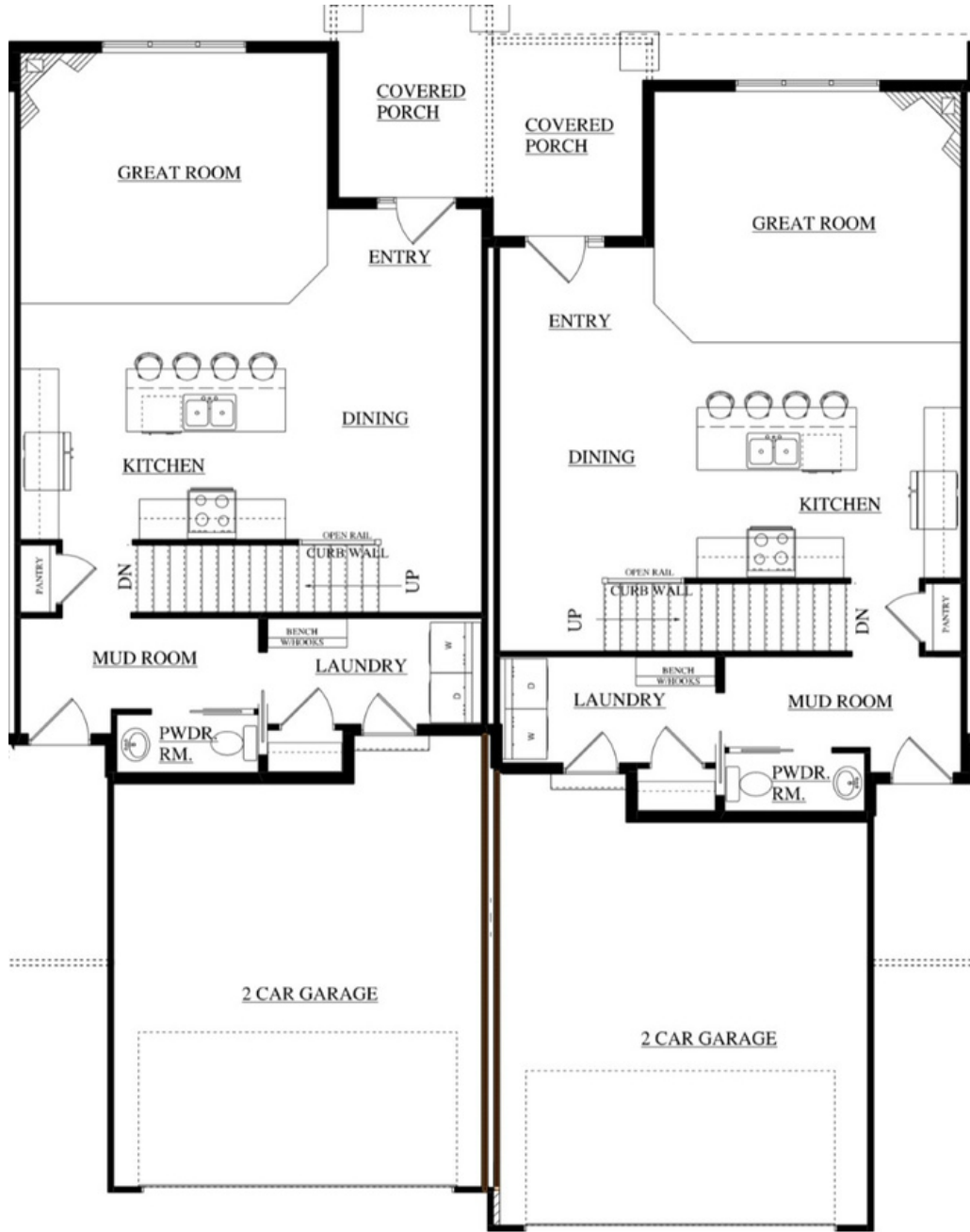


# Yahara Trails Townhomes

## Yahara River Trail Neighborhood Amenities Include:

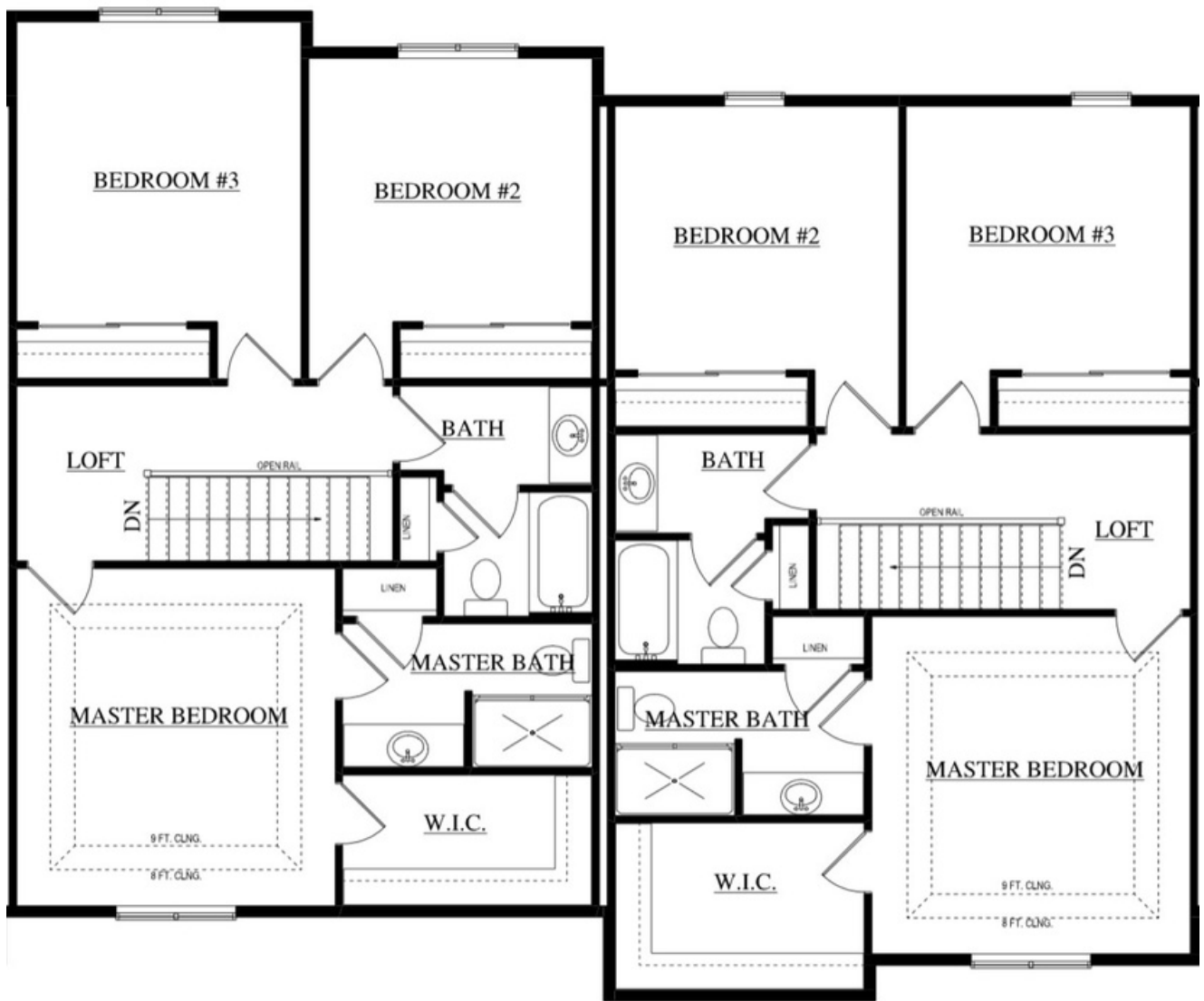
- Sunfish Pond: Outfitted with an ADA fishing dock and stocked by the parks department.
- Conservancy Place Trail System: Part of the Upper Yahara River Trail. DeForest maintains over 10 miles of trails.
- More than 100 different bird species have been observed in the Upper Yahara Trail park system.





Main Level Floor Plan

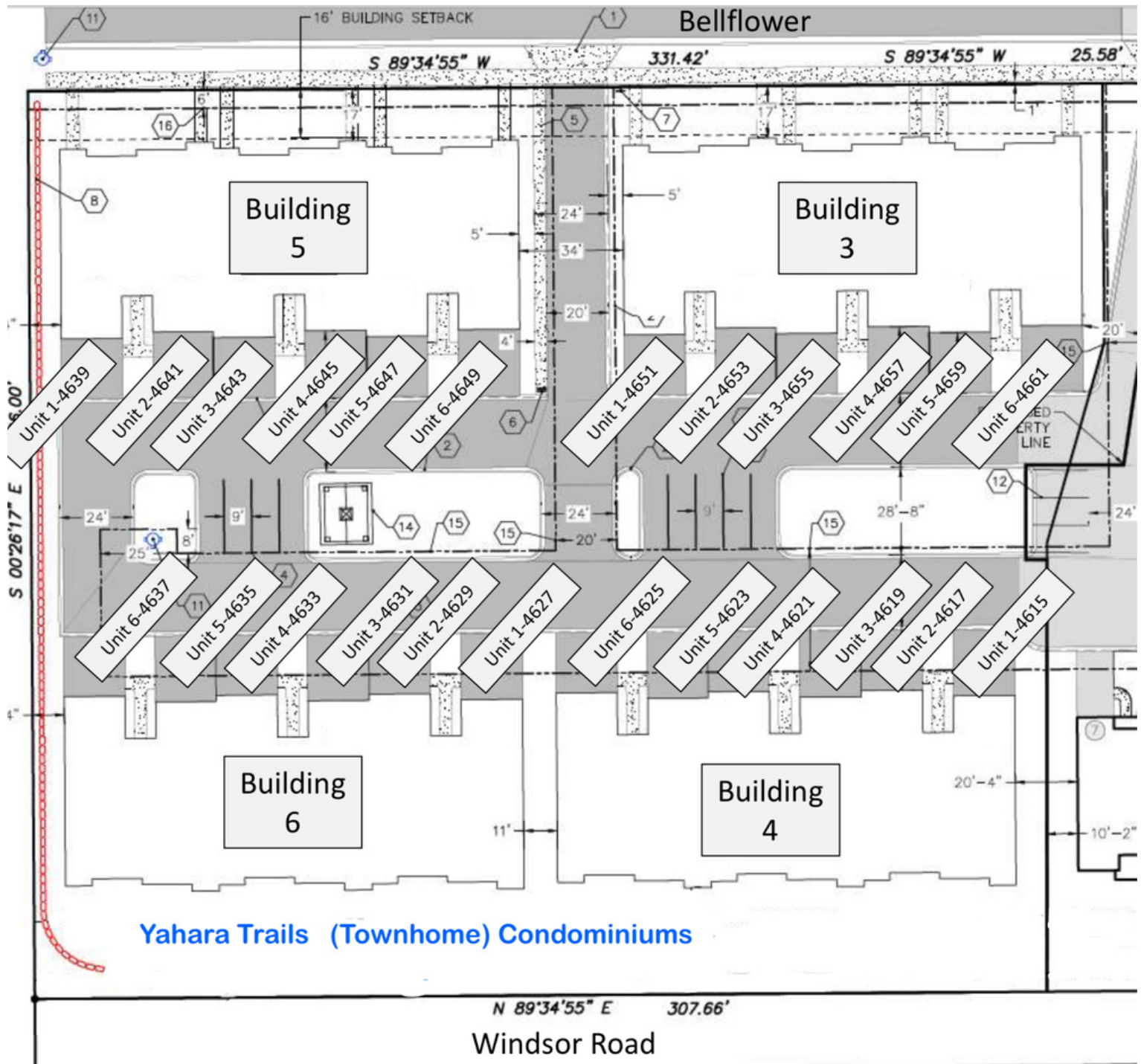
# Yahara Trails Townhomes



Upper Level Floor Plan

# Yahara Trails Townhomes

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Yahara Trails (Townhome) Condominiums

Yahara Trails Site Plan

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# Exterior Features

- Owens Corning Shingles
- James Hardie - Cement Board
- Haas Garage Doors



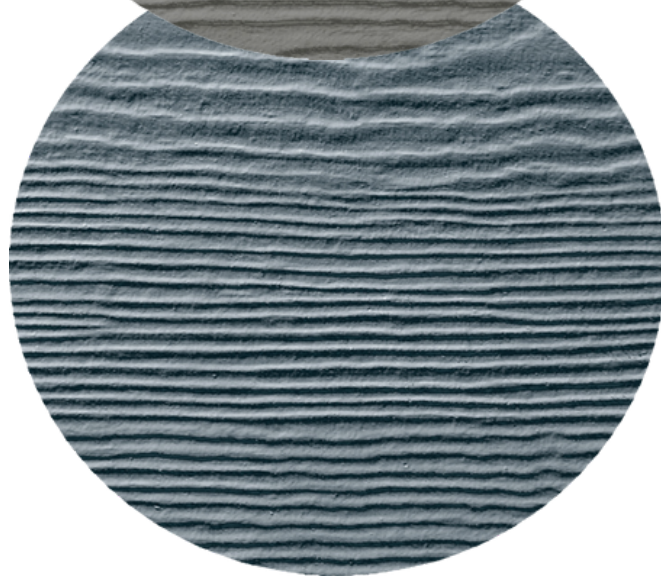
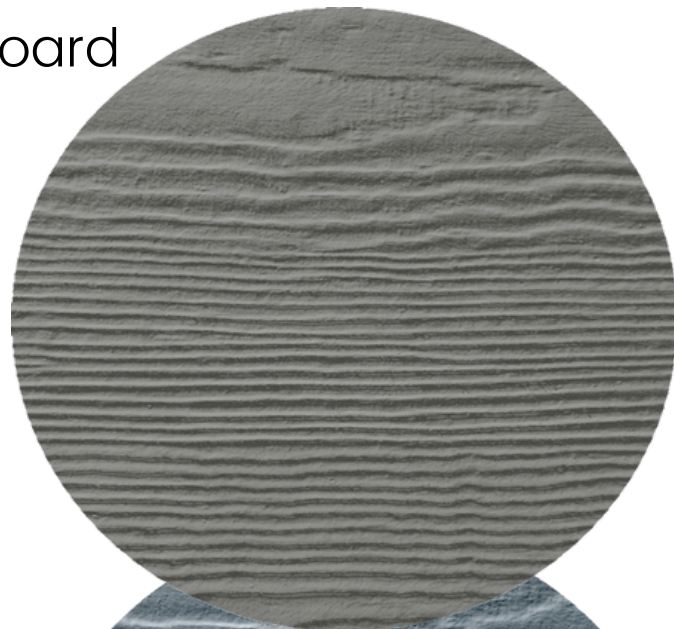
Roofing



Trim



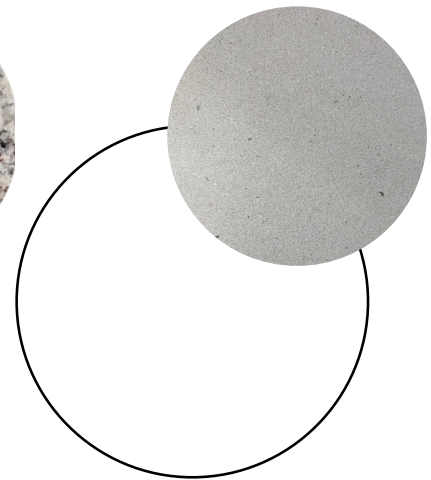
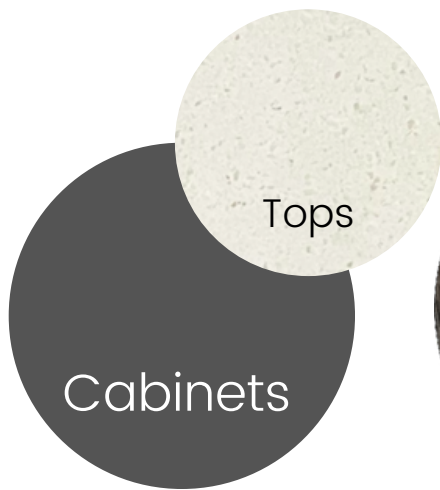
Masonry



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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 or quartz countertops
- Main area LVP, ceramic tile and carpet with upgraded 8# pad
- Full appliance package
- Bath hardware and custom-sized vanity mirrors
- Blinds on interior windows



Carpet



Main Area LVP





# Yahara Trails Townhomes



Sunfish Pond

Kelli Ezzell / Settlers best Credit Union  
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

Contact Preferred Lenders for more information on products and rates.

## 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 Bellflower Drive, DeForest WI (Near Sunfish Pond)