



**W4750 Club Grounds Road
Town of Hubbard ~ Juneau, WI 53039**

OK REALTY

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PRICE: \$44,900

WATERFRONT (840ft.) 3-SEASON COTTAGE

on 'leased' land (3.524 acres) with southern view of Lake Sinissippi

Total Rooms: 4 Living Room Kitchen 2 Bedrooms 2 Bathrooms
Enclosed Screen Porch

Style: 2 Story Size: 1100 sq.ft. (appr.) Lot: 3.524 acres (common area)
Electric: 60 amp fuses Heat: Woodstove Waterfront: 840 ft. (common area)
Club Dues: \$174.00 Personal Property Taxes: \$440.43
Water: Sandpoint Well Septic: Holding Tank

Dimensions: Livingroom: 19x15 Kitchen: 18x16 Bedroom: 10x9
(appr.) Bedroom: 9x8 Enclosed Porch: 20x8

Notes: Juneau Sporting Club owns the land so there are only 'Personal' Property Taxes of \$440.43 plus annual Club Dues of about \$174 a year, new roof in 2016, original hardwood flooring, enclosed porch with awesome lake view, private well & holding tank, shared boat launch, pier and common area but your own pier would be allowed. Enjoy our Lake Sinissippi all 4 seasons of the year boating, jetskiing, car racing, duck hunting and fishing. Centrally located about 1 hour between Milwaukee, Madison & Oshkosh and about 2.5 hours from Chicago.

Directions: Hwy. 60 to St. Helena Road to Club Grounds Road to property.

Look for OK Realty sign on property!

All information deemed reliable but not guaranteed and is subject to change or correction.