



OK REALTY

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W4760 Club Grounds Road
Town of Hubbard ~ Juneau, WI 53039

PRICE: \$38,500

WATERFRONT (840ft.) 3-SEASON COTTAGE

on 'leased' land (3.524 acres) with awesome view of the Rock River
which flows into Lake Sinissippi

Total Rooms: 4	Living Room	Kitchen	2 Bedrooms	Enclosed Screen Porch
Style:	1.5 Story	Size:	800 sq.ft.	P.P. Taxes: \$222.08 (2017)
Electric:	40 amp breakers	Heat:	LP Gas Wall Heater	Water Heater: Electric - 2.5 gal.
Waterfront:	840 ft.	Water:	Sandpoint Well	Septic: None
Annual Dues:	\$193.00			

<u>Dimensions:</u>	Livingroom: 14x12	Kitchen: 15x9	Bedroom: 14x13
(appr.)	Bedroom: 14x9	Enclosed Porch: 16x6	Storage Shed: 3x3

Inclusions: Stove, Refrigerator, Some Furnishings

Notes: Juneau Sporting Club owns the land so there are only 'Personal' Property Taxes and annual dues of \$193.00 which include the 'leased' land & club membership, new roof & gutters in 2014, updated windows, wood flooring in upstairs bedrooms, attached wood deck with seating & steps, awesome water views from deck and screen porch, shared boat launch, pier and common area, there is no bathroom in the cottage but there is a shared bathroom in the nearby rental home. Enjoy our Rock River/Lake Sinissippi all 4 seasons of the year boating, jetskiing, car racing, hunting and even some fishing. Centrally located about 1 hour between Milwaukee, Madison & Oshkosh and 2.5 hours from Chicago.

Directions: Hwy. 60 to St. Helena Road to Club Grounds Road to property. *Look for OK Realty sign!*

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