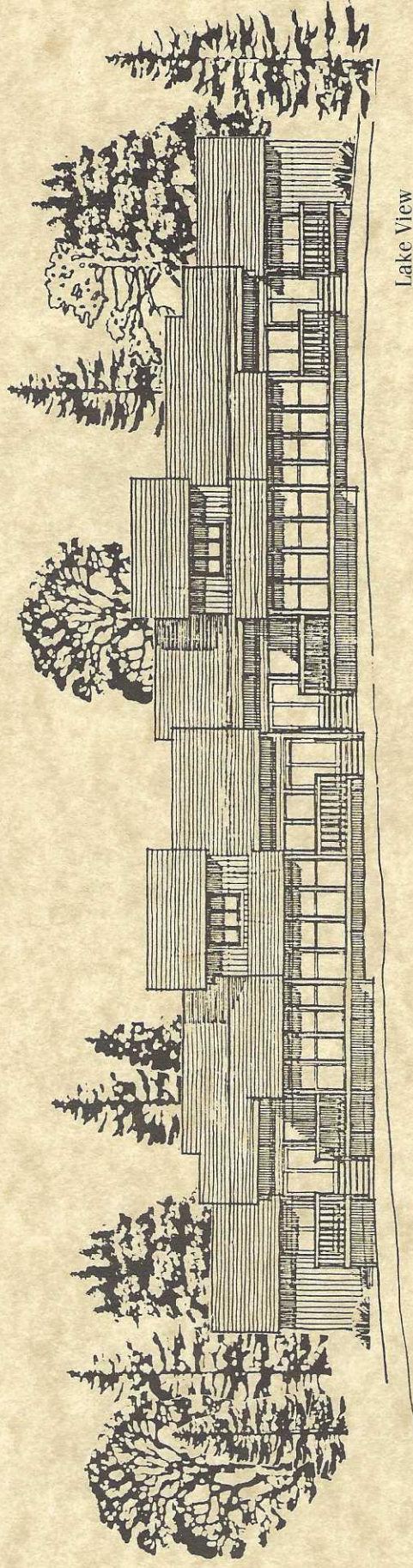


For Leisurely Lake Living . . .



Lake View

Escape to



Nagawicka Shores Condominiums

*Over 21 acres of rolling woods with over 2400 ft. of beautiful
Nagawicka Lake frontage, ensuring fantastic sunsets and vantage points.*

offered by *Hollenbeck Realty Co.* • 414-367-8444

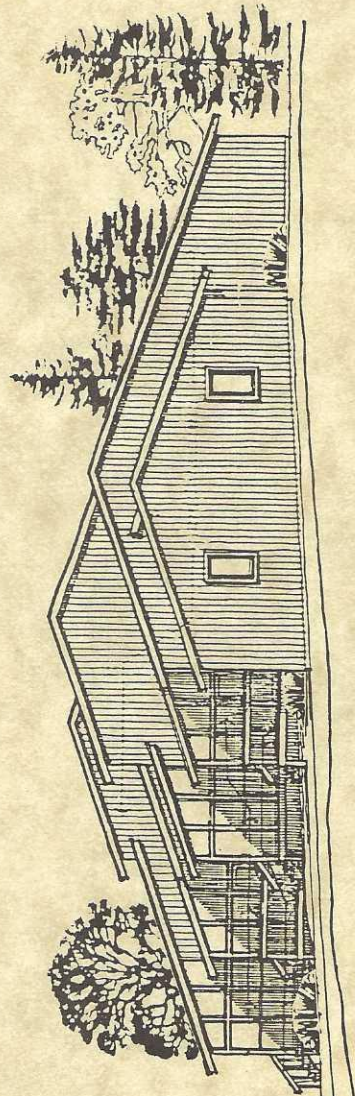


Nagawicka Shores

2023 EVERGREEN LANE, HARTLAND, WI 53029 • 414-367-8445

Uniquely appealing Nagawicka Shores, on the east shore of Lake Nagawicka, offers you splendid views of tranquil woods, or beautiful Lake Nagawicka. These inviting buildings are nestled in a peaceful, wooded setting of over 21 acres. Lake Country Beckons! Each quality constructed unit offers:

- Boat slip (limited availability)
- Beautiful docks at the boat slip areas
- Natural Springs for wonderful healthy drinking water
- Low maintenance costs
- City sewers
- Metro phone
- Private deck
- Florida rooms
- Great rooms with natural fireplaces
- Homey atmosphere with only 34 units
- Two car garage
- Full basement



SIDE ELEVATION

Come and find out what Nagawicka Shores has to offer you!

EXTERIOR CONSTRUCTION

SIDING, TRIM & ROOFING

- Natural cedar siding and trim (T111)
- Semi transparent stain
- Asphalt shingle roofing
- Prefinished metal gutters & downspouts

WINDOWS & DOORS

- Private entry way
- Wood casement, vinyl clad, triple glazed windows with screens
- Entry doors insulated metal clad doors,

FRAMING

- Walls, 2" x 6" studs, 16" on center with 1" insulating sheathing
- Floors, 2" x 10" floor joists with double floor construction
- Roof, state approved trusses with 1/8" roof deck

DECK

- Treated lumber deck

PARKING

- Two car garage
- Guest parking adjacent to garage

UTILITIES

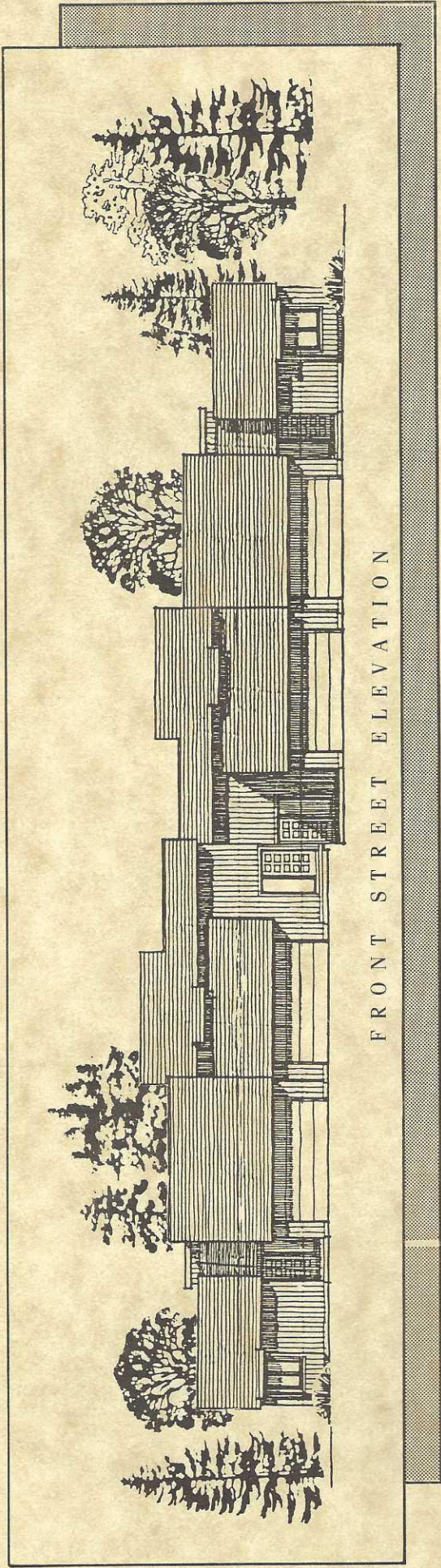
- All utilities underground

LANDSCAPING

- Professionally landscaped site
- Paved walkways
- Driveways to each unit
- Security lighting

LAKE FRONT

- Limited boat slips available through the association



FRONT STREET ELEVATION

INTERIOR CONSTRUCTION

WALLS & CEILING

- Interior unit partitions, 2" x 4" studs with 1/2" drywall each side
- Party walls between units, double studs with 5/8" drywall, 1" dead space and 3 1/2" insulation

DOORS & TRIM

- Interior six panel doors
- Solid oak base and trim

FLOORS

- 2 layer floor system
- Carpeting over carpet pad on sub-flooring
- No-wax vinyl entry & powder room floors
- No-wax sheet vinyl kitchen flooring
- No-wax vinyl bathroom floors

CLOSETS

- Fully accessible closets with shelves and hanging rods

BATHROOMS

- One piece fiber glass shower and tub
- Vanity cabinets
- Vanity tops, formica, Almond colored china bowls
- Water closets, Almond colored standard bowl
- Satin chrome faucets

KITCHEN

- Cabinets, solid oak raised panel doors
- Counter tops, formica
- Sink, double bowl stainless steel
- Satin chrome faucets
- Dishwasher
- Disposal
- Range hood

PLUMBING

- City sewer - Well water
- Individual 40 gallon water heater
- Copper water distribution
- Plastic drains, waste & vents
- Washer connections in laundry room
- Single basin utility tub in basement
- Dryer vent to outside
- Frost proof hose bibbs

ELECTRICAL

- Electrical fixture allowance
- Rewired for telephone service to kitchen and master bedroom
- Smoke detectors per State of Wisconsin Code
- Exterior duplex receptacles on deck & at front door

HEATING & AIR CONDITIONING

- Individual unit electrical wiring
- Load center panel in each unit with circuit-breakers
- Hi efficiency gas fired furnace

- Exhaust fans for bath and powder room ducted to outside
- Individual unit gas metering

INSULATION

- Walls, 5 1/2" batt insulation (R-19) with vapor barrier and 1" energy styrofoam (R28)
- Attic, wool blown-in or batt insulation (R-38)

FIREPLACES

- Woodburning fireplace (outside air supply) brick hearth in living room

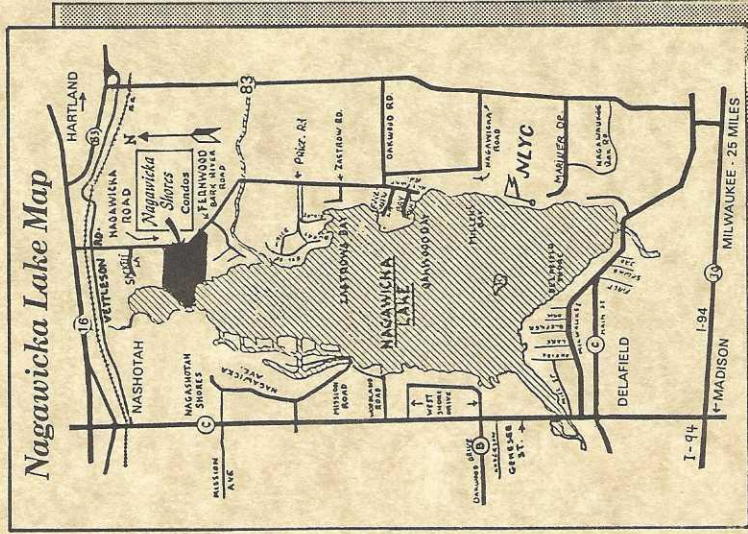
The developer reserves the right to make changes, and substitute appliances of equal value.



Nagawicka Shores Site Plans and Directions



Nagawicka Shores
Condominiums are located on
Nagawicka Shores Drive
off Nagawicka Road
between I-94 & Hwy. 16
west of Hwy. 83 on
beautiful Nagawicka Lake

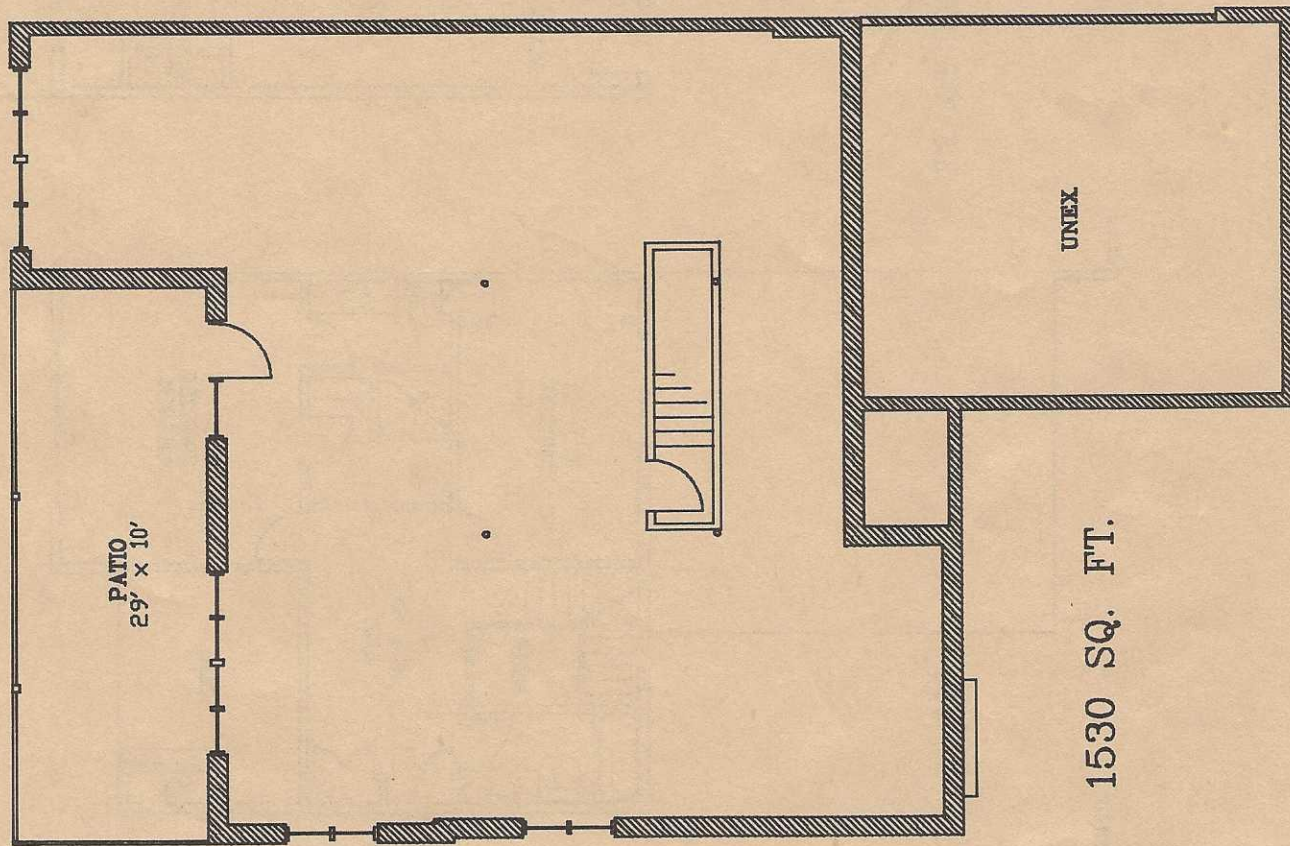


MAKE THE LAKE YOUR PLAYGROUND - YOU DESERVE IT!



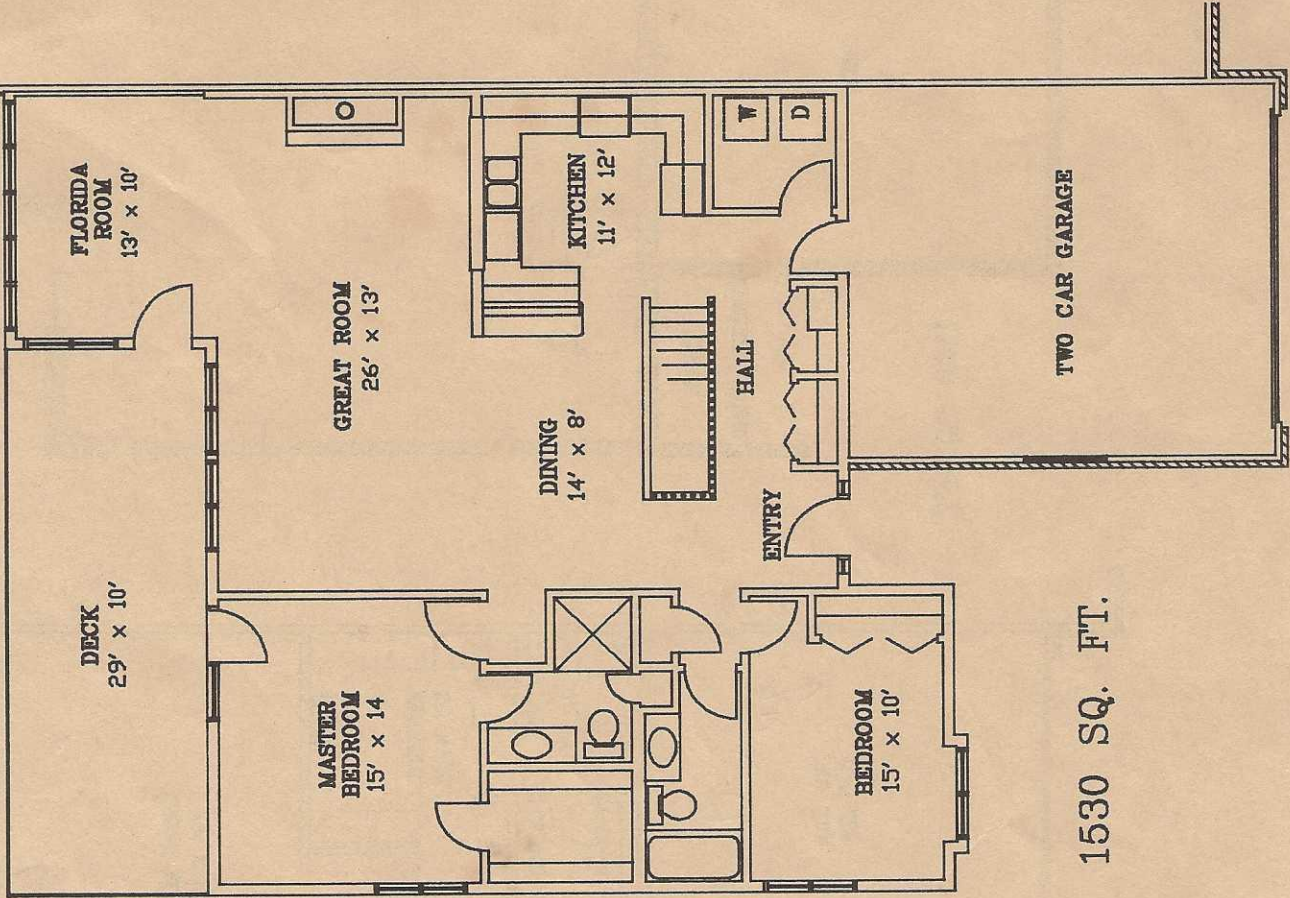
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RANCH LOWER



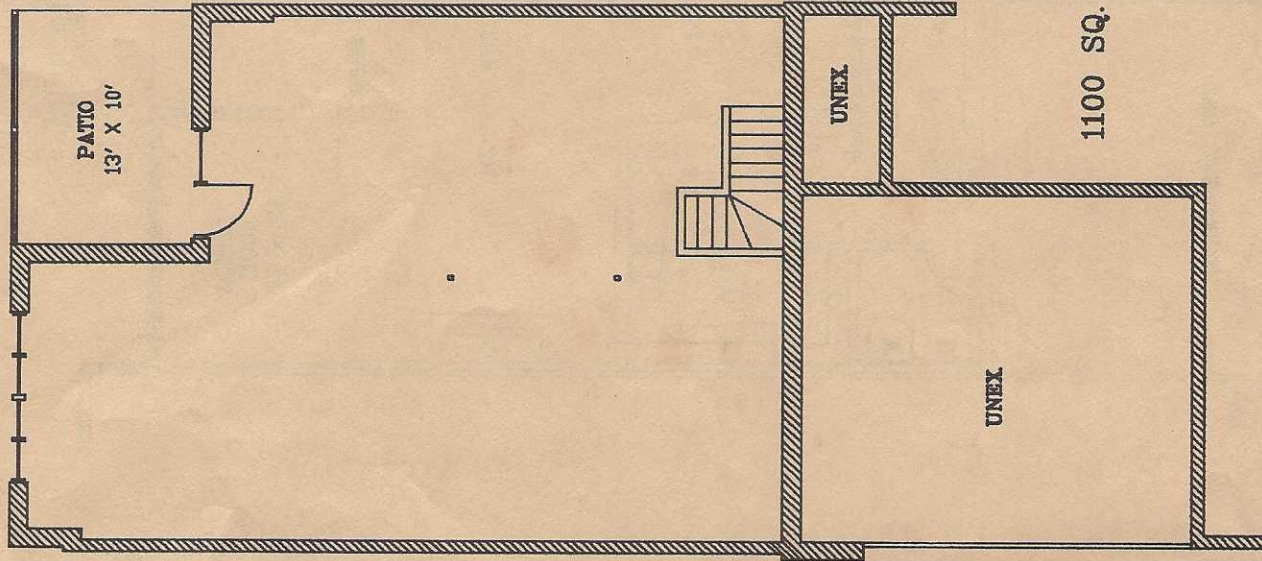
1530 SQ. FT.

RANCH MAIN



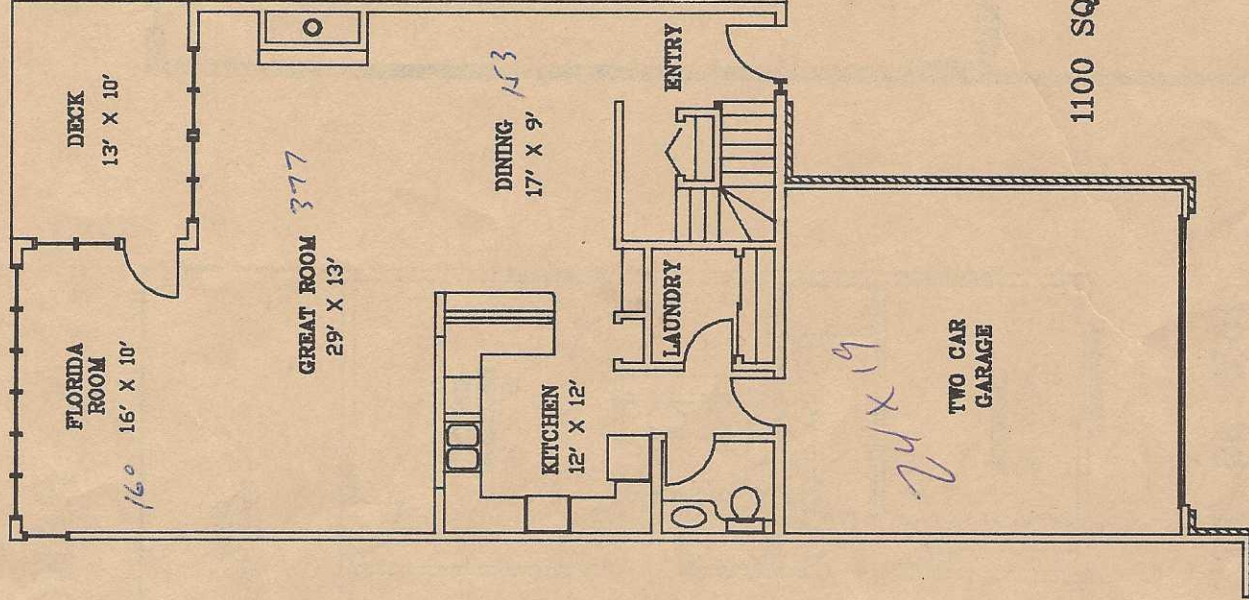
1530 SQ. FT.

LOFT LOWER



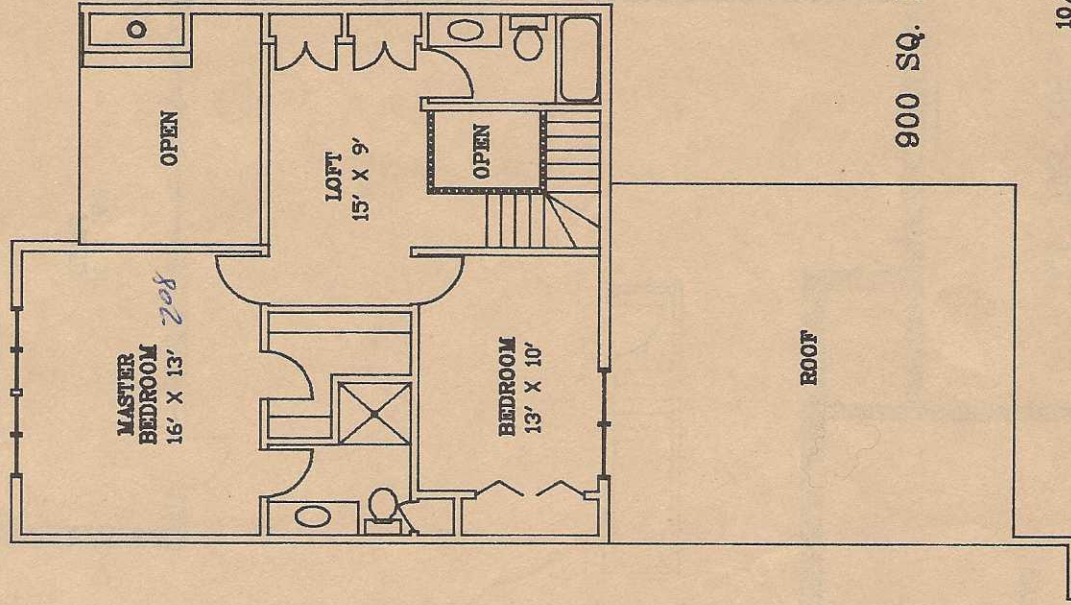
1100 SQ. FT.

LOFT MAIN



1100 SQ. FT.

LOFT UPPER



900 SQ. FT.