

# The Waters of Lake Denoon



## Homesites Ranging from **\$139,900-** **\$249,900**

**575 W17237 Janesville rd, Muskego.**

The Waters of Lake Denoon is Muskego's newest conservation lakeside subdivision offering fifteen private lots all buffering over 55 percent of conservation lands and 600+ feet of Lake Denoon frontage. All lot owners will enjoy access to the west side of the beautiful and picturesque Lake Denoon where you can fish, swim, kayak, paddleboard, or just relax! Select lot owners will also enjoy deeded pier space for a boat and personal watercraft.

Find unlimited amenities as the Waters of Lake Denoon borders Muskego's Denoon Park that is

- Private Family Community
- Homesites: 15 available
- Avg. Lot Size:  $\frac{1}{2}$ + Acre
- 130+ foot widths
- Private Pier and Lake Access
- Municipal Sewer & Private Water
- Bordering Denoon Park: Boat Launch, Playground, Trails, Basketball, Baseball, Soccer, Disc Golf
- Muskego School District
- Protective Covenants
- Min. Size 1,900 sq. ft. Ranch

**DIRECTIONS:** Take I-43 to Racine Ave. (Hwy. Y). Travel South to Kelsey Drive. West on Kelsey Drive to Crowbar Drive. South on Crowbar Drive to the Water of Lake Denoon neighboring Denoon Park and



## Contact us today for homesite availability.

**262-971-1002 •**

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Lot	Square Feet	Acres	Advantages
1	24,210	0.5558	Backed to Conservation
2	24,495	0.5623	Backed to Conservation
3	24,637	0.5656	Backed to Conservation
4	37,011	0.846	Backed to Conservation
5	36,361	0.8347	Backed to Conservation
6	23,808	0.58	Backed to Conservation
7	23,808	0.58	Backed to Conservation
8	23,808	0.58	Backed to conservation
9	30,992	0.7115	Lakeview & Walkout exposure
10	26,692	0.6128	Lakeview & Walkout exposure
11	27,776	0.6377	Lakeview & Lookout exposure
12	44,310	1.0172	Lakeview & Walkout exposure
13	26,266	0.6035	Back Yard Forest
14	25,949	0.5957	Back to woods, Lookout exposure
15	22,806	0.5236	Backed to woods, walkout exposure



Information is deemed to be accurate and is subject to change without notice.

Buyers are encouraged to review the recorded plat map and grading plans with their builder.

Buyers may choose any builder on "Available" homesites.



# Pricing and Availability

Lot	Square Feet	Acres	Advantages	Pier Slip	Price	Availability
1	24,210	0.5558	Backed to Conservation		\$139,900.00	Available
2	24,495	0.5623	Backed to Conservation		\$157,900.00	Available
3	24,637	0.5656	Backed to Conservation		\$157,900.00	Available
4	37,011	0.846	Backed to Conservation	included	\$183,900.00	Available
5	36,361	0.8347	Backed to Conservation	included	\$183,900.00	Available
6	23,808	0.58	Backed to Conservation	included	\$169,900.00	Available
7	23,808	0.58	Backed to Conservation	included	\$169,900.00	Sold
8	23,808	0.58	Backed to conservation	included	\$169,900.00	Sold
9	30,992	0.7115	Lakeview & Walkout exposure	included	\$239,900.00	Sold
10	26,692	0.6128	Lakeview & Walkout exposure	Included	\$239,900.00	Sold
11	27,776	0.6377	Lakeview & Lookout exposure	Included	\$239,900.00	Sold
12	44,310	1.0172	Lakeview & Walkout exposure	included	\$242,900.00	Sold
13	26,266	0.6035	Back Yard Forest	Included	\$174,900.00	Sold
14	25,949	0.5957	Back to woods, walkout exposure	Included	\$179,900.00	Sold
15	22,806	0.5236	Backed to woods, walkout exposure	Included	\$179,900.00	Sold



