

7 Waters

CONDOMINIUMS



The 7 Waters that the condos are named after provide outdoor activities such as walking, hiking, biking, fishing and boating.

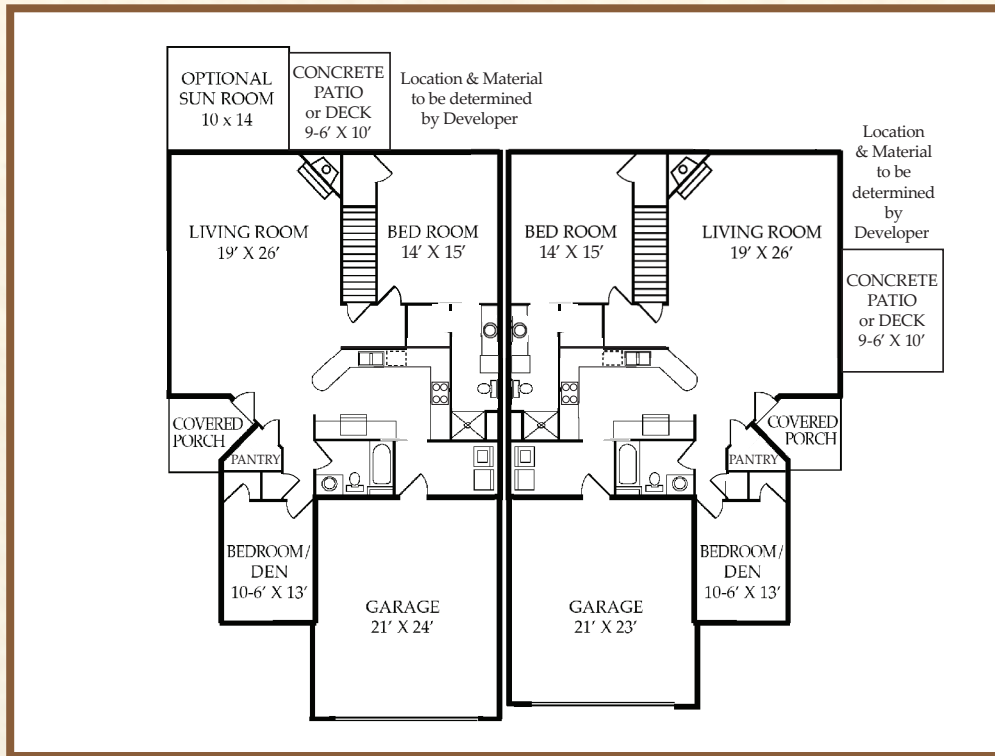


7 Waters Condominiums are in a private community with convenient access to Hwy. 36 and downtown Waterford. The 7 Waters community contains attractive landscaping with a country-like feel. Located in the heart of the 7 Waters trail system, with direct access to the Racine County Bike Trail and walking path. Also, a close proximity to Whitford Park and other areas throughout the Village, 7 Waters is the ideal location for the active individual. Each unit contains its own private entrance, deck/patio, and two car garage. High quality building standards and quality finishes are just a few of the features these condos have to offer. Construction has just begun allowing early buyers the opportunity to choose the finishes of their home.

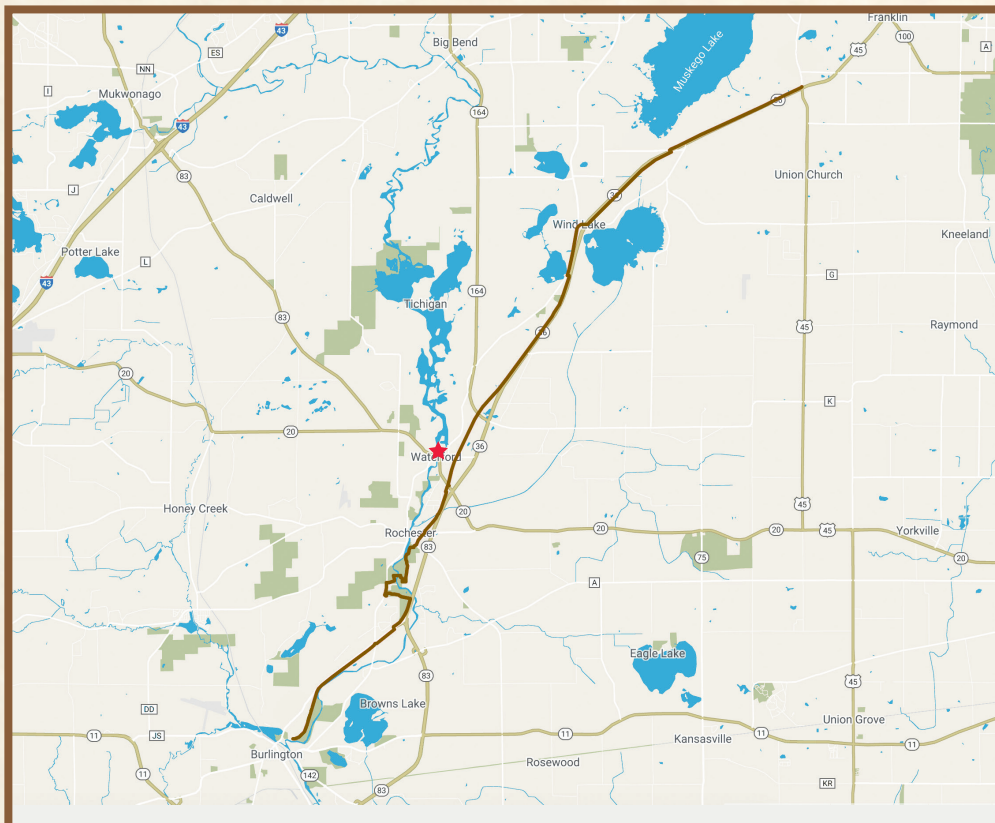
7 Waters is exclusively marketed by Joe Busch and Jeff Erickson at Bear Realty. For a private showing, call Joe at (262) 206-9916 or Jeff at (262) 206-9920

7 Waters Condominiums • Waterford, Wisconsin

7 Waters Condominiums Floor Plan

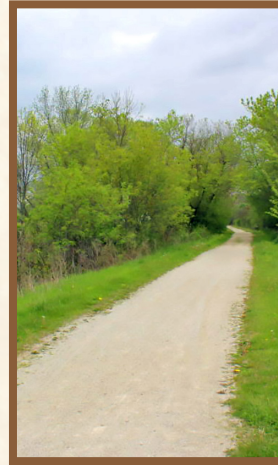


7 Waters Trail and Area Lakes



7 Waters Condominiums Construction/Exterior Features

- Poured Concrete Foundation
- Vinyl Basement Windows
- Full Basement Window Well Egress for Potential Future Living Space
- 4" Thick Concrete Basement & Garage Floors
- Dimensional Roofing Shingles
- Cultured Stone on Front Elevation (as determined by builder)
- Vinyl Siding
- R-49 Ceiling Insulation & R-19 Wall Insulation
- Maintenance Free Windows
- Aluminum Soffit, Fascia, Gutters & Downspouts
- Aluminum Clad Window & Door Trim
- Covered Porch at Private Entry Way
- 3 Panel Front Entry Door with lever lock & glass light at the top
- Attached Two-Car Garage with Coach Light
- Raised Panel Maintenance Free Garage Door with garage door opener, 2 transmitters & outside keyless entry pad
- Concrete Walkways & Asphalt Driveways



- Frost Free Hose Bib
- Private Deck or Concrete Patio (as determined by builder)
- 1-Year Builder Call Back Warranty
- Municipal Sewer & Water
- Professionally Landscaped Yard
- Uniform Cluster Mailboxes

Pre construction purchase of a unit will allow the buyer to make interior finish selections to make it their own.

7 Waters Condominiums Interior Design/ Finish Features

- Open Floor Plan
- Cathedral ceiling in Great room
- 9 foot ceiling in Kitchen
- Trayed ceilings in Master Bedroom
- 2 Full Baths
- Master Suite with 2 Walk in Closets
- Master bath with Kohler shower unit
- 2nd Bath One Piece Kohler Fiberglass Tub & Shower
- Kohler faucets & lavatories
- Plush Carpet throughout
- Luxury Vinyl Plank Flooring in Kitchen, Dining Room, Foyer & Utility room
- Luxury Vinyl Tile in Bathrooms
- Pre-finished Cabinetry w/soft close doors & drawers, crown molding, & choices of stain & styles.
- 3 Panel Solid Pine Doors throughout
- Pre-finished colonial Style Oak Millwork
- Granite or Quartz countertops in Kitchen
- Wrap Around Snack Bar at Kitchen Island
- Dishwasher & 1/3 HP Garbage Disposal
- Gas Fireplace w/cultured stone (as determined by builder)
- Energy Efficient 40 Gallon Gas Water Heater & Furnace & Central Air Conditioning

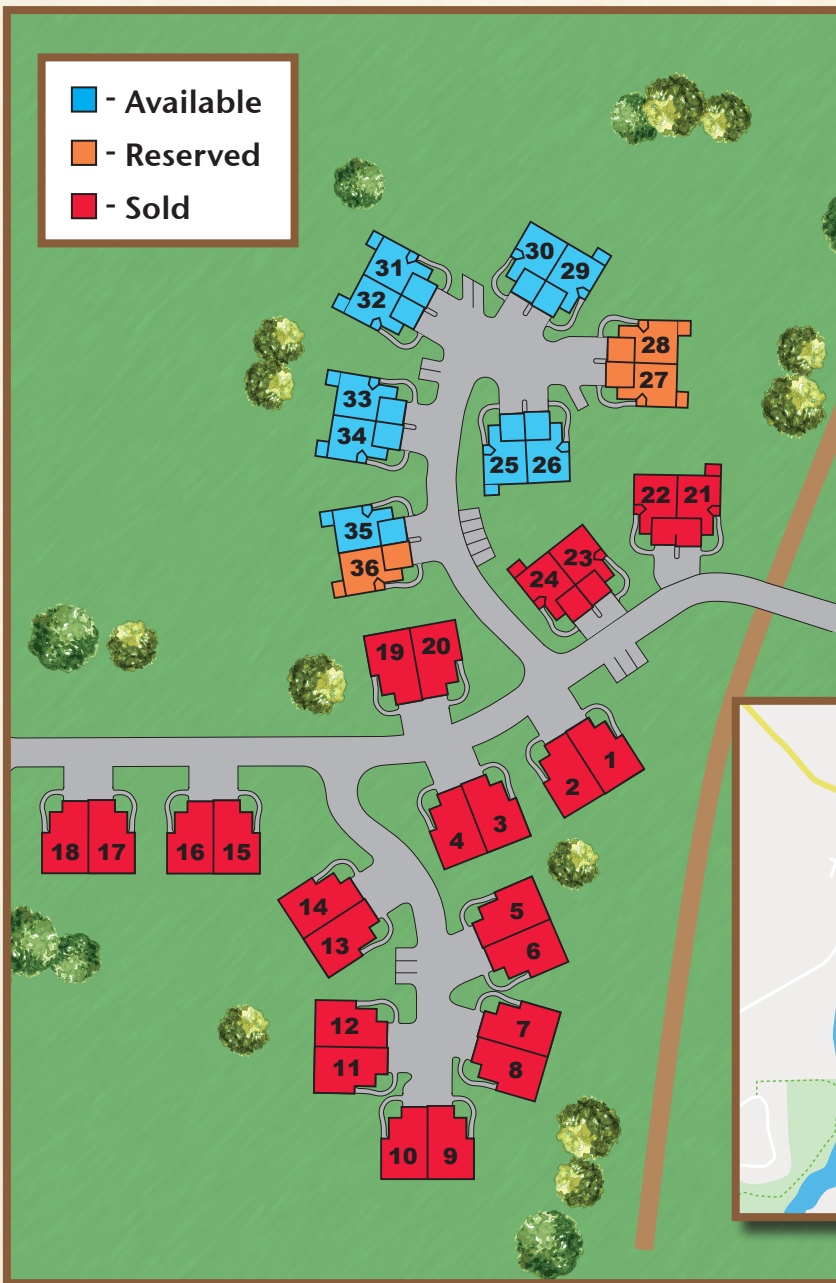


- Stainless steel ducted Kitchen Hood fan
- 100 amp Electric Service
- Gas Range & Dryer
- Vented Bathroom Exhaust Fans
- Smoke Detectors/CO2 combo detectors
- Plumbing & Outlet Ready for Future Water Softeners
- Washer / Dryer Hook ups & Exterior Dryer Vent
- Basement stubbed for an Additional Bathroom

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7 Waters Condominiums Location



Conveniently Located:

- 7 Miles to Burlington
- 20 Miles to Racine
- 20 Miles to Milwaukee
- 80 Miles to Madison
- 85 Miles to Chicago

Local Attractions:

- Racine County Bike Trail
- Numerous Golf Courses
- Walking distance to Whitford Park
- Walking distance to retailers in the village

