



where the experts are™



**Rooms:** 6      **Bedrooms:** 2      **Bathrooms:** 1

*Type:* 2 Single Family Homes  
*Architecture:* Ranch  
*Exterior:* Vinyl  
*Year Built:* 61-100 yrs (1930's)  
*Garage:* None  
*Basement:* Crawl Space  
*Heating:* Forced Air/ Natural Gas  
*Water/Waste:* Well/ Municipal Sewer  
*Taxes:* \$3,825      *Tax Year:* 2008  
*Lot Size:* 75' x 100'  
*Waterfront:* Lake Tichigan



6616 Canal Lane  
 Waterford, WI 53185  
**County:** Racine  
**Offered at: \$175,000**  
**MLS#: 1088383**  
**Offered By: HEATHER STEINER**

**Directions:** Hwy 164, West on Beach Drive, South to Canal Lane

**WANT TO LIVE OR INVEST IN WATERFRONT PROPERTY?** Now is your chance to own 2 year round cottages with waterfront access to over 1,100 acres of Lake Tichigan and Fox River fun, no matter what time of year. Fishing, Skiing, Hunting, Snowmobiling... Canal Lane is a private road with a campground like feel. Just off of Tichigan Lake, the towering trees shelter the houses and minimize the lake noise. The 2 bedroom home (about 950 sqft) provides 1st floor laundry, nice size living room, patio and screened in porch. The 1 Bedroom cottage (about 500 sqft) has a fenced in yard. The property shares 6 parking spaces and a shed. Located on the East side of the lake and River, Waukesha and Milwaukee County are an easy commute. Owner occupy or invest today!

**Inclusions:** Oven/Range, Refrigerator, Lift, Pier

**Exclusions:**

**School District:** Waterford

**Coordinates:** 130S, 230W

**Cell Phone:** 414-313-1458  
**Office Phone:** 262-783-7080  
**Office Fax:** 262-783-4885

**Email me at:**  
 hsteiner@realtyexecutives.com

**Room Features**

ROOM	LEVEL	SIZE	WINDOW TREATMENTS	FLOORING
<i>Living Room:</i>	M	10 x 22		Carpet
<i>Kitchen:</i>	M	15 x 9		
<i>Bathroom:</i>	M			
<i>Master Bedroom:</i>	M	15 x 10		Carpet
<i>Bedroom 2:</i>	M	12 x 9		Carpet
<i>Utility Room:</i>	M	7 x 6		

**Title & Closing Services Available Through:**



262-369-8926 Hartland  
 262-901-0908 Brookfield



Realtor \* MLS \* Equal Housing Opportunity

Buyer has the right to see property of his/her choice anywhere in the Metro Area and to inquire as to the factors used in recommending the price range. In our opinion the information shown is true but not guaranteed, measurements are approximate.