

Address: 6600 Canal Ln Waterford, Wisconsin 53185 Taxed by: Waterford

MLS #: 1641423



Property Type: Single-Family
Status: Active
Tax Key: 016041914258000
County: Racine

List Price: \$429,900
Taxes: \$6,053.85
Tax Year: 2018
Est. Acreage: 0.33

Bedrooms: 3
Total Full/Half Baths: 3 / 0
F/H Baths Main: 2 / 0
F/H Baths Upper:
F/H Baths Lower: 1
Garage Spaces: 3
Garage Type: Attached

Rooms: 8
Est. Total Sq. Ft.: 2,850
Est Fin Above Grade SqFt: 1,750
Est Fin Below Grade SqFt: 1,100
Est. Year Built: 1998
Lot Description: See GIS - Documents
Zoning: R-3A (Res.)

Flood Plain: No

Directions: STH #164 to Beach Drive at Tichigan Civic Center. West on Beach ap. 1/2 mile to Canal Lane. South to property at end of lane.

School District: [Waterford Graded J1](#)

High School: Waterford

Middle School: Fox River

Subdivision: Homestead

Body of Water: Tichigan Lake-Canal

Est Water Front Footage: 150

Name	Dim	Level	Name	Dim	Level
Master Bedroom	17 x 13	Main	Living/Great Room	21 x 16	Main
Bedroom 2	11 x 11	Main	Kitchen	13 x 13	Main
Bedroom 3	11 x 10	Main	Family Room	29 x 24	Lower
			Dining Room	13 x 9	Main
			Laundry Room	9 x 7	Main
			Dining Area	14 x 8	Lower
			Other Room	16 x 13	Lower

Type: Waterfrontage on Lot; Subdivision

Water Features: Channel; Pier

Lot Description: View of Water

Style: 1 Story; Exposed Basement

Architecture: Ranch

Garage: Electric Door Opener

Driveway: Paved

Outbuildings: Storage Shed

Exterior: Vinyl

Basement: Full; Walk Out/Outer Door; Full Size Windows

Heating Fuel: Natural Gas

H/C Type: Forced Air; Central Air

Bath Description: Off MBR; Shower Over Tub; Shower Stall; Jetted Tub; Ceramic Tile

Documents: Seller Condition; Other

Appliances Incl.: Oven/Range; Refrigerator; Disposal; Dishwasher; Microwave; Water Softener-owned; Other

Misc. Exterior: Patio; Deck

Misc. Interior: Natural Fireplace; Gas Fireplace; Walk-in Closet; Pantry; Cable TV Available; Skylight; Vaulted Ceiling; Split Bedrooms

Water/Waste: Municipal Sewer; Private Well

Municipality: Town

Remarks: Located within an easy tranquil boat ride down a channel leading to Tichigan Lake, this spacious exposed split ranch style home has 150 feet of frontage, & is located at the end of a private dead-end street. MBR Suite w/whirlpool tub. Large Great Rm w/fireplace (gas). Kitchen features granite counter-tops w/adjacent Dining area & door to deck. 1st floor Laundry. Additional 1st floor and Lower Level Baths. Various HWd floors, vaulted ceilings, & skylights. Major appliances are included. Huge lower level FR with patio doors to brick patio, large bar & adjacent dinette. 3 car attached garage. Gorgeous landscaped lot with an "Up North" feel. Pier included. Tichigan Lake & the Fox River provide miles of scenic boating. Buyers to verify sizes/square footage

Inclusions: Range/Oven, Refrigerator, Dishwasher, Disposal, Microwave, Iron Curtain, Water Softener, All Window Treatments, 1 Garage Door Opener, Pier

Exclusions: Seller's Personal Property

Listing Office: Mel Wendt Realty, Inc.: 2wendt

LO License #: 835187-91

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.

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