

30312 Beachview Ln  
Waterford, WI 53185-3404  
MLS Number: 1126688  
Listing Price: \$269,900



Property Type: Single-Family  
County: Racine  
Year built: 1930



Presented by Verna Acker  
and Realty Executives - Elite



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#### Additional remarks

Enjoy the peace and quiet of Waterford Lake and easy entrance to the Fox River and Lake Tichigan, a couple of miles up-river. Cape Cod Style. Walk out lower to the great back yard framed and shaded by mature trees. Two-level deck overlooking the lake. Great fishing, per the locals! Well-maintained property. Newer windows, 2003. Furnace, 11/2009. Charming interior. Huge kitchen with view of lake w/lots of cabinets, bay window. Hardwood LR floor & 2 bdrms. Upstairs bedrms tucked into roof line. Window seat. 1/2 bath up.

#### General Information

**County:** Racine  
**Subdivision:** Waterford Woods  
**Bedrooms:** 4  
**Full Baths:** 1  
**Half Baths:** 1

#### School Information

**School District:** Waterford Graded J1  
**Elementary School:** Evergreen  
**Middle School:** Fox River  
**High School:** Waterford Union

#### Property Information

**Lot Dimensions:** 100x125 approx  
**Zoning:** Res S  
**Square Feet:** 1,464

#### Interior Information

**Living Room Dimensions:** 16X11  
**Living Room Level:** Main  
**Kitchen Dimensions:** 14X14  
**Kitchen Level:** Main  
**Master Bedroom Dimensions:** 12X12  
**Master Bedroom Level:** Main  
**Bedroom 2 Dimensions:** 12X10  
**Bedroom 2 Level:** Main  
**Bedroom 3 Dimensions:** 20X23  
**Bedroom 3 Level:**  
**Bedroom 4 Dimensions:** 12X14  
**Bedroom 4 Level:** Upper

#### Parking Information

**Garage Type:**  
Detached  
**Garage Spaces:** 2.5

#### Financial Information

**Condominium Dues:** \$ 0  
**Property Taxes:** \$5,397  
**Tax Year:** 2009

#### Miscellaneous Information

**Type:** Waterfrontage on Lot, Single Family, View of Water, Association, Subdivision, Wooded Lot, Water Access/Rights  
**Water Front/Access:** Lake, River  
**Included:** Pier  
**# of Acres:** Less than 1/4, 1/4 less than 1/2  
**Style:** 1.5 Story  
**Architecture:** Cape Cod  
**Garage/Parking:** Electric Door Opener  
**Outbuildings:** Garden Shed  
**Exterior:** Aluminum  
**Roofing:** Composition  
**Basement:** Walk Out/Outer Door, Block, Full  
**Heating/Cooling:** Natural Gas, Central Air  
**Heating/Cooling Type:** Forced Air  
**Bath Description:** Vanity, Half on Upper, Full on Main, Shower Over Tub  
**Appliances Included:** Dishwasher  
**Misc. Exterior:** Private Dock, Fenced Yard, Deck  
**Misc. Interior:** Wood Burning Stove, Cable TV Available, Circuit Breakers, 220 Volts  
**Water/Waste:** Municipal Sewer, Private Well  
**Other Rooms:** Living Room, Dinette