

# Crex Realty, Inc

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Crex Realty, Inc. Jct. 48 & 70

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Visit our Award Winning Web Site at: [www.crexrealty.com](http://www.crexrealty.com)

Business: 715-463-5757 Cell: 651-249-3418

#413



## BIG YELLOW LAKE

## 7745 Prospect Avenue

### \$429,000

**SHOWN BY APPOINTMENT ONLY**

100' sandy frontage with 1.18 acre lot on 2287 acre Yellow Lake (**Big Yellow Lake**)  
2 br 2 bath, 2 fireplaces, contemporary Cedar sided cabin. Garage.

Classy, easy to live in 2 br cabin/home on 2287 acre **Yellow Lake**. Wonderful swimming as the lake frontage is all sandy There is a big level plateau at lake level and the lot is level on the road side too. Plenty of room to play yard games or sun bathe at either level. Enjoy fishing, boating, water skiing and more on Yellow Lake. Whether inside or outside you will enjoy the wonderful summer breezes blowing off the lake and the great south-facing views of the lake through the Pines. Cabin has lots of windows, a 4 season sunroom, and big deck overlooking the lake. Cabin has vaulted Pine ceilings, generous windows, 6 panel doors, Schrock Maple cupboards and pantry with soft close drawers and gliding pull out shelves.

Approx overall cabin size: 31&32x 46 Approx sq ft 1456 Buyer to verify all measurements.  
Great room: 29 x 19 ½ has kitchen living and dining areas combined. Gas Fireplace  
Kitchen approx 11x11 and 3x4 Breakfast counter Baths: ¾ bath and half bath. Tile floors  
Bedroom 1: 14x14 ½ Carpet; Bedroom 2: 13x13 Carpet

Entry & laundry: 11.5x8 & 4x3; Newly insulated 4 Season Sun Room 14x15 Vaulted ceiling. Fireplace for heat. Age: 2011; Siding: Cedar; Entry: Lake facing Deck: 29x16 irregular shape; Garage: 16x30; Heat: LP Gas Forced air Furnace and Central air. Gas Fireplace. Taxes: \$2,129.81 Well. Septic.

**Included:** Dock, Boatlift, Golf cart, all furniture-tables, chairs, beds, dressers, tv's, rugs & other furnishings, linens, decorations, knick-knacks, mirrors, dishes, silverware. Deck table & chair sets. Fire pits and chairs. Storage shed at lake level.

**Excluded:** Boat. LP Tank is leased from Northwoods Propane.

**Lake level:** There is a large level plateau at lake level which gives plenty of room to enjoy the lake, swimming, bonfires, and everything else. There are two firepits and a picnic table. There are water and electric hookups here too. You can either take the stairs or drive to the lake level. There are stairs just off the deck going to the lake level, or use the easement drive through the campgrounds just to the East that allows you to drive to the lake. At lake level, the neighbor to the west has a 20' easement.

### Call 651-249-3418 for appointment

**Directions:** Go North of Webster on Hwy 35. Take U West to Benjamin; Benjamin to Prospect. Right on Prospect to 7745.

#### Disclosure of Agency to Prospective Buyer

"I understand that this broker and salespeople with this broker are representing the seller's interests and owe duties of loyalty and faithfulness to the seller, but are obligated to treat all parties fairly. I understand that this broker, without breaching his or her loyalty to the client may provide me with information about the attributes of properties and available financing, show properties and assist me in preparing and offer to purchase. This broker also has a duty to respond accurately and honestly to my questions and disclose material facts about properties, submit promptly all offers to purchase, and offer properties without unlawful discrimination."

LISTING MAY BE CHANGED OR WITHDRAWN WITHOUT NOTICE. INFORMATION IS CONSIDERED ACCURATE BUT BROKER ACCEPTS NO LIABILITY FOR ERROR.

**DNR publication**  
**"Wisconsin Lakes" &**  
**[https://dnr.wi.gov/lakes/lakepages/LakeDetail.aspx?](https://dnr.wi.gov/lakes/lakepages/LakeDetail.aspx?wbic=2675200)**  
**wbic=2675200**

- Big Yellow Lake**
- 2283 acres
- Max Depth is 31'
- Musky
- Walleye
- Panfish
- Northern
- Largemouth Bass
- Smallmouth Bass
- Sturgeon
- Catfish

**Fish Consumption Advisory**