

# Riverside Point

## Wisconsin River ~ Waterfront & Water Access Home Sites

RIVERSIDE POINT is Central Wisconsin's premier new development, located on the west bank of the Wisconsin River on the Stevens Point flowage. The development is conveniently located just 6 miles northwest of Stevens Point. The Stevens Point Flowage consists of approximately 3900 acres and 13 miles of river between the Stevens Point and Lake DuBay dams. The Stevens Point Flowage offers excellent opportunities for pleasure boating, skiing, fishing, nature viewing and other recreational water sport activities. High speed internet available in the development through a local provider.

RIVERSIDE POINT includes three unique property types:

- Waterfront properties on the main channel of the Wisconsin River (lots 4 – 13). Each of these exclusive properties includes ownership of the lot's shoreline and allows the property owner to install their own boat docks.
- Waterfront lots in the northern and southern areas of the development located on one of the two connecting waters of the river (lots 1 – 3 on Second Lake and 14 – 17 on the unnamed tributary). Each of these lots will include shared ownership of a common area (Outlot 1 or 2) including shoreline on the main channel of the river and an assigned dock slip.
- Off-water properties with shared ownership of a common area (Outlot 1 or 2) including shoreline on the main channel of the river and an assigned dock slip (lots 18 -23).

### Phase I - Lots Available for Construction

<u>Lot</u>	<u>Total Area</u>		<u>Area Above Water</u>		<u>Frontage</u>	<u>Location</u>	<u>Price</u>
	<u>Sq. Feet</u>	<u>Acres</u>	<u>Sq. Feet</u>	<u>Acres</u>			
1	SOLD						
2	SOLD						
3	89,190	2.0	68,063	1.6	282'	2 <sup>nd</sup> Lake	\$99,000
4	83,498	1.9	83,498	1.9	151'	Main Channel	\$175,000
5	78,249	1.8	78,249	1.8	274'	Main Channel	\$185,000
6	78,215	1.8	78,215	1.8	166'	Main Channel	\$195,000
7	SOLD						
8	69,186	1.6	69,186	1.6	152'	Main Channel	\$195,000
22	70,421	1.6	70,421	1.6	0	Water Access	\$ 69,000
23	85,097	1.9	85,097	1.9	0	Water Access	\$ 64,000

The shared access area in the southeast area of the project (Outlot 1) will be owned in common by lots 1-3 and 21-23. Each of these properties will include an assigned dock slip on the main channel of the river. Outlot 1 contains 5.2 total acres with 3.3 acres above water and over 2000 feet of water frontage.

For more information, contact Mike Helmrick w/ Classic Realty, LLC @ 715-252-2868

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