

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 an assigned dock slip on the main channel of the river.
- Off-water properties with an assigned dock slip on the main channel of the river (Lots 18-23).

<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	SOLD						
4	83,498	1.9	83,498	1.9	151'	Main Channel	\$175,000
5	SOLD						
6	SOLD						
7	SOLD						
8	69,186	1.6	69,186	1.6	152'	Main Channel	\$195,000
9	UNDER CONTRACT						
12	SOLD						
13	UNDER CONTRACT						
14	UNDER CONTRACT						
15	UNDER CONTRACT						
16	SOLD						
17	148,509	3.4	75,334	1.7	225'	Unnamed Tributary	\$ 94,000
18	60,345	1.4	60,345	1.4	0	Water Access	\$ 63,000
19	62,446	1.4	62,446	1.4	0	Water Access	\$ 65,000
20	65,011	1.5	65,011	1.5	0	Water Access	\$ 65,000
21	SOLD						
22	70,421	1.6	70,421	1.6	0	Water Access	\$ 65,000
23	85,097	1.9	85,097	1.9	0	Water Access	\$ 59,000

All Lots in the development will be members of the Riverside Point Homeowners Association. The Association will own Out Lot 1 and Out Lot 2.

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

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