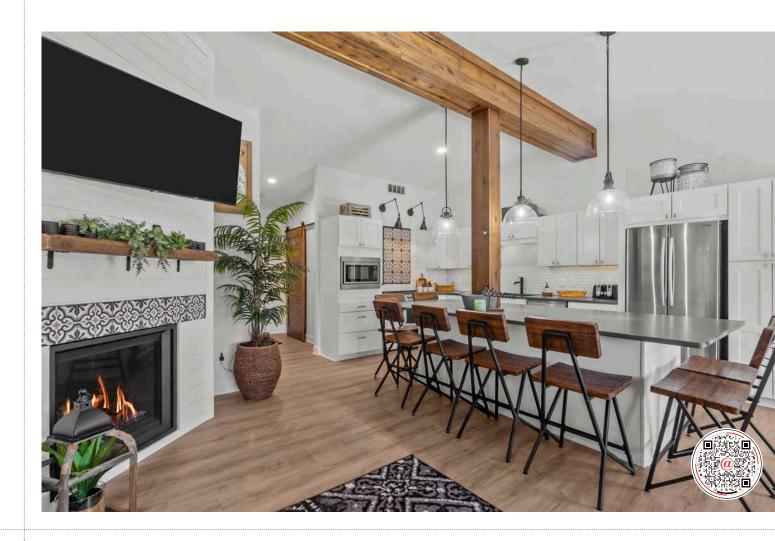
20 ABBEY VILLA CIRCLE #20D

FONTANA ON GENEVA LAKE







ROOM DIMENSIONS

GREAT ROOM : 21' × 13'
DINING ROOM : 8' × 9'
KITCHEN : 9' × 15'

PRIMARY BEDROOM : 13' × 20' SECOND BEDROOM : 13' × 13'

LAUNDRY ROOM: 8' × 7'

2 BEDROOM 2 BATH TAXES: \$4,112

ASSESSMENTS: \$579 PER MONTH

STUNNING RENOVATED 2 BEDROOM/2 BATH UNIT WITH GENEVA LAKE & HARBOR VIEWS FROM PRIVATE BALCONY

Views of Geneva Lake and glistening harbor from your private covered balcony! Beautifully renovated with upscale appointments throughout and a coveted Modern Farmhouse style including all new trim, doors, and hardware. Soaring vaulted ceilings, timber beams, completely redone fireplace with remote starter and shiplap trim; a truly open floor plan. Newly updated kitchen with matte quartz countertops, huge island for 8, and updated SS appliances. Wake up to your custom coffee bar that doubles as Happy Hour Central with built-ins, floating shelves and cool arched sconces. Today's trends abound in the renovated bathrooms. Steps to the Abbey Harbor, Fontana Beach, nearby Abbey Resort and Avani Spa. The newly designed outdoor pool and amenities will be ready for the 2025 season.

- Completely renovated unit.
- Private balcony with views of Geneva Lake and Abbey Harbor.
- Custom backsplash and quartz counter tops
- Large island large enough for 8 to sit comfortably.
- Custom coffee bar with build-ins, floating shelves, and beverage refrigerator.
- Steps to the Abbey Harbor, Fontana Beach, nearby Abbey Resort and Avani Spa.
- The newly designed outdoor pool and amenities will be ready for the 2025 season.

















8 20 ABBEY VILLA CIRCLE #20D









10 20 ABBEY VILLA CIRCLE #20D 20 ABBEY VILLA CIRCLE #20D 11



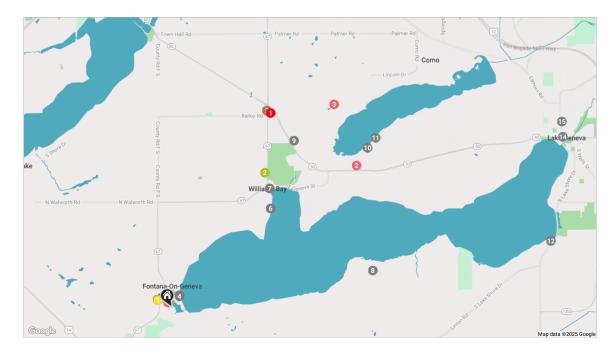
FONTANA IS WHAT SUMMERTIME DREAMS ARE MADE OF. LOCATED ON THE WESTERN SHORE OF GENEVA LAKE, THE COMMUNITY IS ONE OF WISCONSIN'S MOST SCENIC AREAS.

With its small-town atmosphere and waterfront locale, it's no wonder why it's a favorite location for year-round living and vacation homes.

The community is home to The Abbey Resort, which features lakeside dining and boat rentals, indoor and outdoor pools, recreation activities, live music, and a full-service Avani Spa. One of the area's most anticipated events is the resort's annual Geneva Lakes Antique and Classic Boat Show, a nationally-renowned show featuring vintage watercraft from all over the U.S.

With direct access to Geneva Lake, Fontana offers a wide variety of leisure activities including boating, skiing, swimming, fishing, and canoeing. The Village of Fontana Beach is another popular attraction and features movie viewings on the beach post-sunset.

Housing in Fontana includes residences at The Abbey Resort, waterfront mansions, and condominiums.





Kimkasi Pub 441 MILL ST, 0.3 MI

RESTAURANTS_

- Waterfront Restaurant at The Abbey Resort 269 FONTANA BLVD, 0.1 MI
- 240° West 269 FONTANA BLVD, 0.1 MI
- Gordy's Boat House 336 LAKE ST, 0.3 MI
- Chuck's Lakeshore Inn 352 LAKE ST, 0.3 MI
- 6 Little Bar 138 FONTANA BLVD, 0.3 MI
- 6 PIER 290 1 LIECHTY DRIVE, 2.6 MI
- Cafè Calamari 10 E GENEVA ST, 2.8 MI

- Owl Tavern W4120 SOUTHLAND RD, 3.7 MI
- Munt Club Steakhouse 555 HUNT CLUB CT, 3.8 MI
- The Getaway on Lake Como
- Mars Resort W4098 S SHORE DR, 4.9 MI
- The Geneva Inn N2009 SOUTH LAKE SHORE DRIVE,
- Jonathan's on Brick Street
 116 E WALWORTH AVE, 7.0 MI
- Champs Sports Bar & Grill
 747 WEST MAIN STREET, 7.8 MI
- Simple Café 525 BROAD STREET, 7.9 MI
- COFFEE
- Café Latte
 269 FONTANA BOULEVARD, 0.1 MI

- Coffee Mill 441 MILL STREET, 0.3 MI
- W4190 WEST END RD, 4.6 MI
 - - 2 Angelus Home & Garden 325 KENOSHA ST, 1.4 MI
 - - Daniels Foods 681 KENOSHA STREET, 1.3 MI

₹ GROCERY_

- **Q** GYM
- Avani Spa 269 FONTANA BOULEVARD, 0.1 MI

Geneva Lakes Pilates 230 NORTH WALWORTH AVENUE #4, 3.0 MI

← MEDICAL

- Boxed and Burlap 2935 WISCONSIN 67, 4.0 MI
- SHOPPING_
- Mercyhealth Hospital and Medical Center-Walworth Fontana Home HWYS. 50 AND, 4.0 MI 158 FONTANA BLVD, 0.3 MI
 - PENTERTAINMENT____
 - The Abbey Resort & Avani 269 FONTANA BOULEVARD, 0.1 MI
 - 2 Lodge Geneva National w4240 WISCONSIN 50, 4.3 MI
 - Oestination Geneva National 1221 GENEVA NATIONAL AVE S, 4.8 MI
 - Timber Ridge Lodge & Waterpark 7020 GRAND GENEVA WAY, 9.5 MI

NOTES			

14 20 ABBEY VILLA CIRCLE #20D 20 ABBEY VILLA CIRCLE #20D 15



STEPHANIE PARENT

(773) 209-3465 STEPH@ATPROPERTIES.COM WWW.STEPHANIEPARENT.COM MASTER'S CIRCLE



