

397 W GENEVA ST  
WILLIAMS BAY





#### ROOM DIMENSIONS

DINING ROOM : 16' x 7'

KITCHEN : 15' x 13'

SECOND BEDROOM : 12' x 13'

THIRD BEDROOM : 12' x 13'

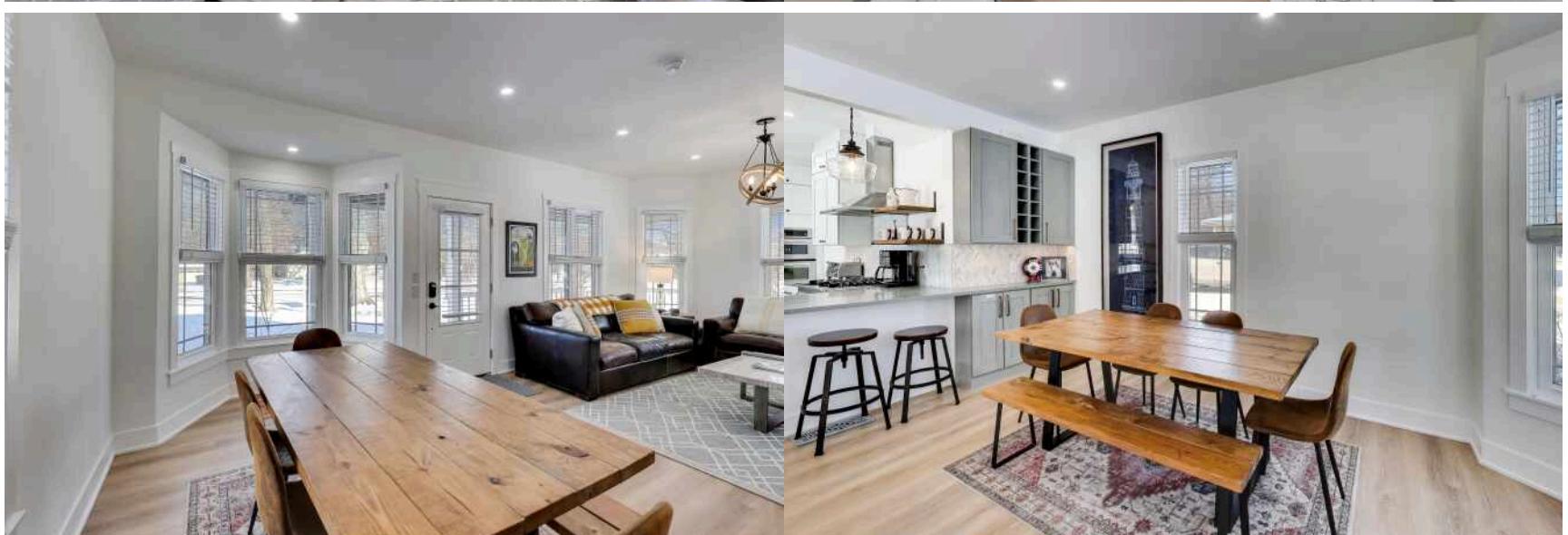
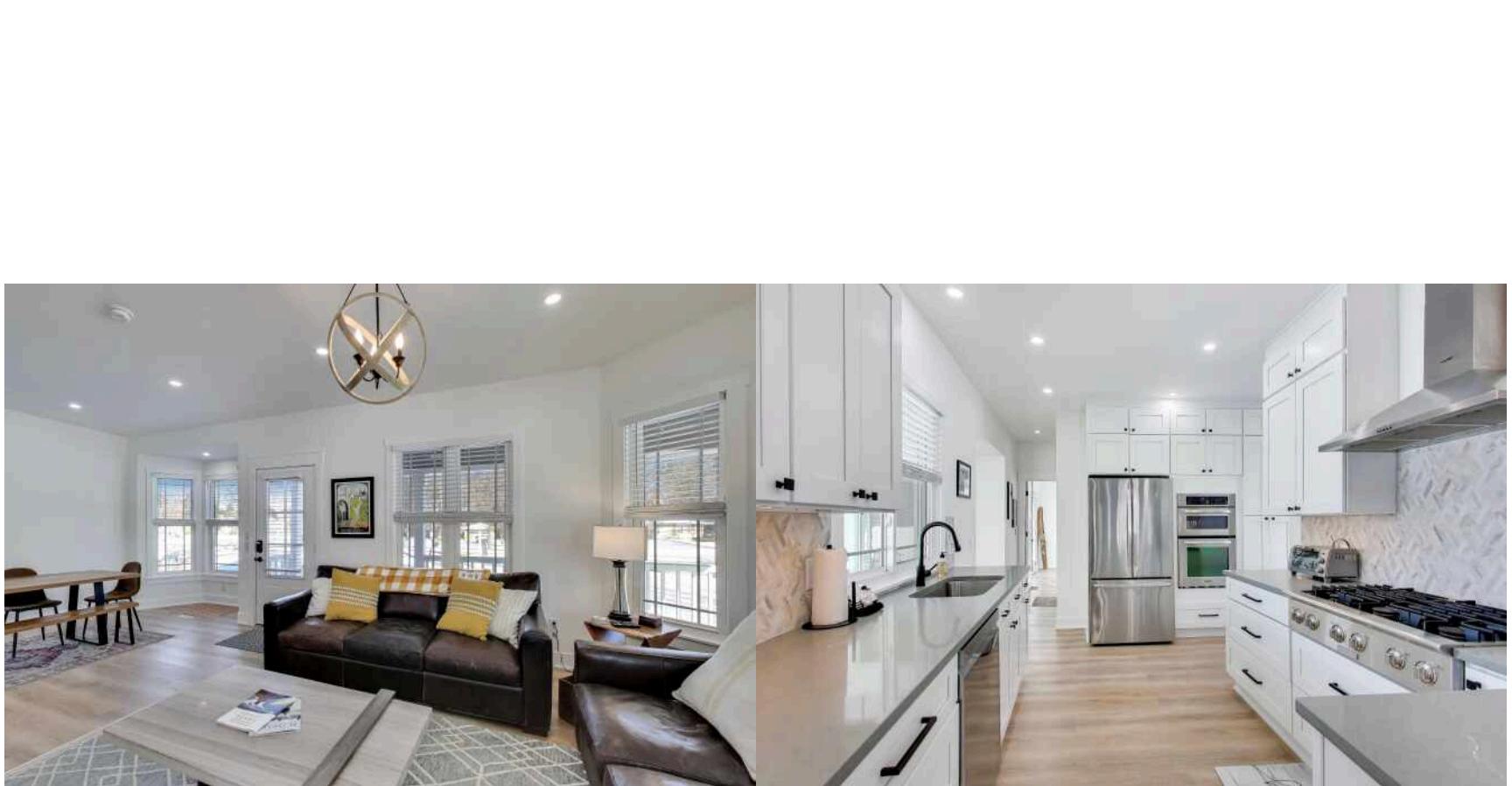
3 BEDROOM

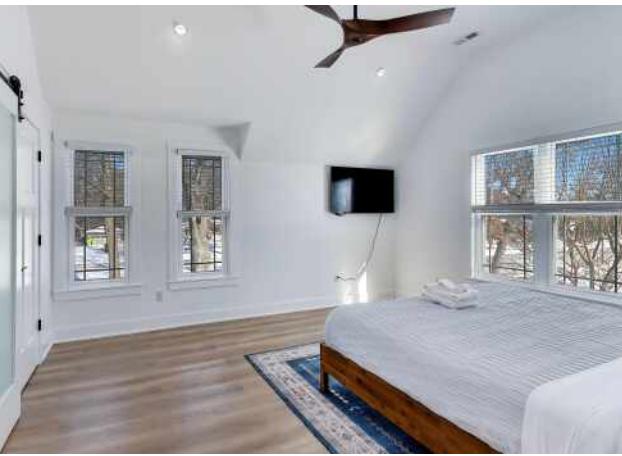
3 BATH

TAXES: \$2,464

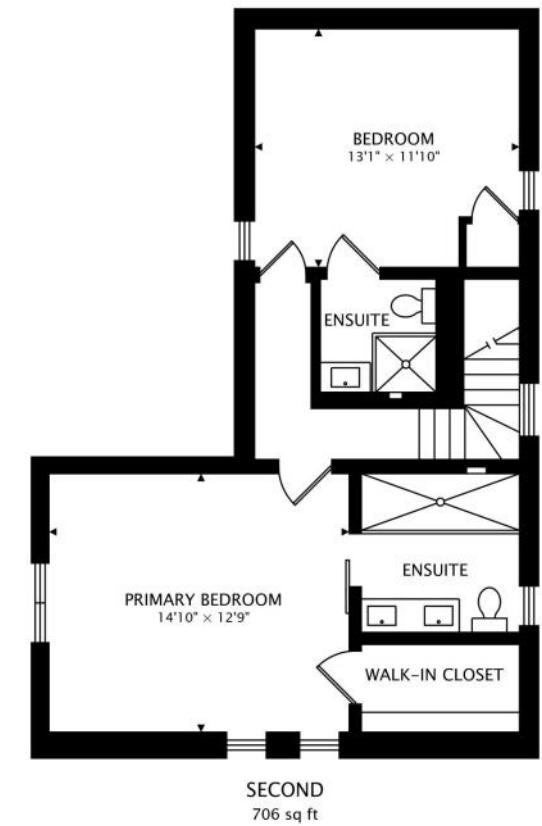
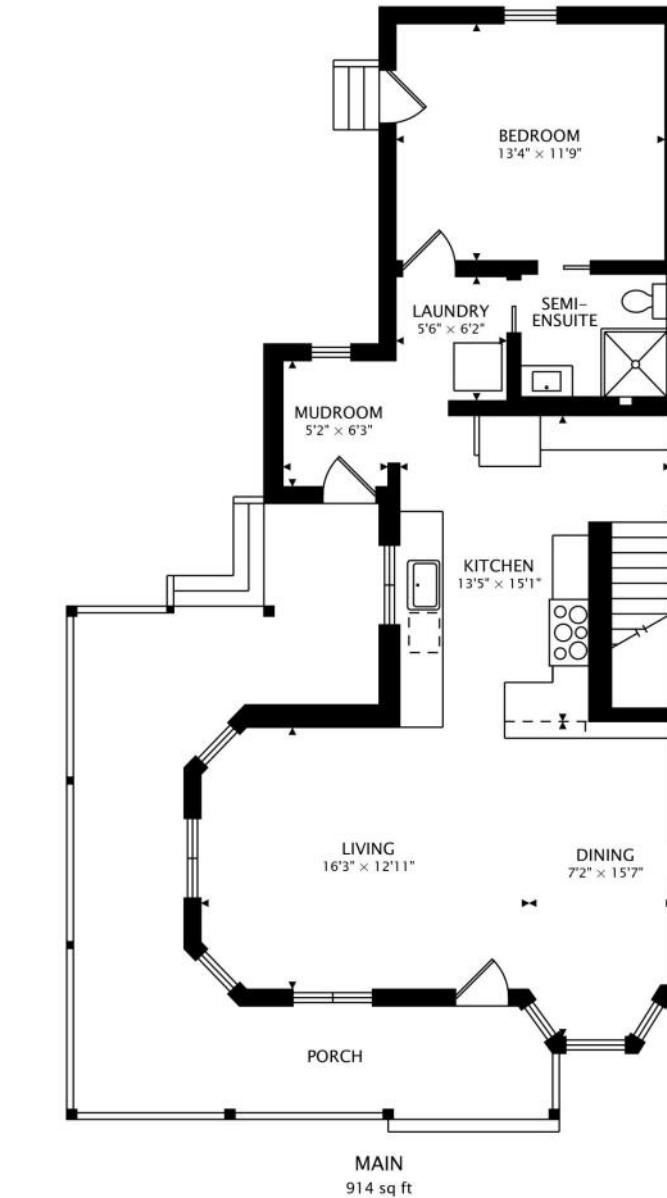
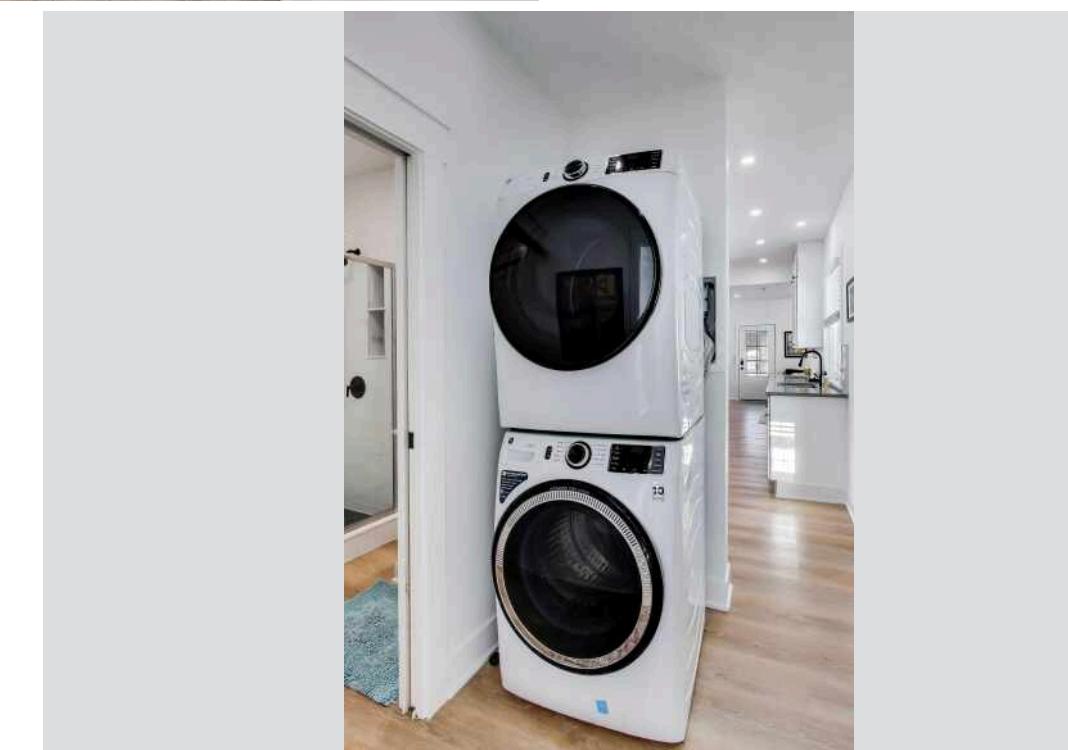
## GORGEOUS MODERN FARMHOUSE

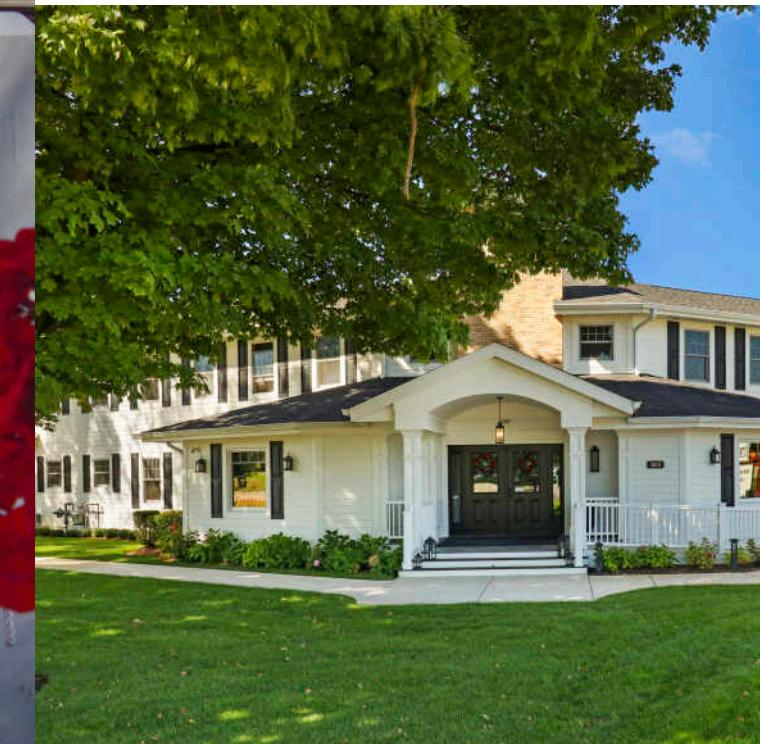
Completely rebuilt in 2023, this Williams Bay home offers the feel of brand-new construction with the charm of a modern farmhouse. Nearly everything is new--from the major mechanicals to the finishes--making it truly move-in ready. The layout is bright and open, flowing seamlessly to a wrap-around porch and a rare nearly half-acre lot. Each of the three bedrooms features its own ensuite bath, including a main-level bedroom, two private suites upstairs, plus a bunk room and custom built-ins. Currently operating as a successful vacation rental with excellent reviews, this property offers immediate income and return on investment. Located next to Yerkes Observatory and just steps from schools, dining, parks, and Geneva Lake--ideal as a primary home, weekend getaway, or investment property.











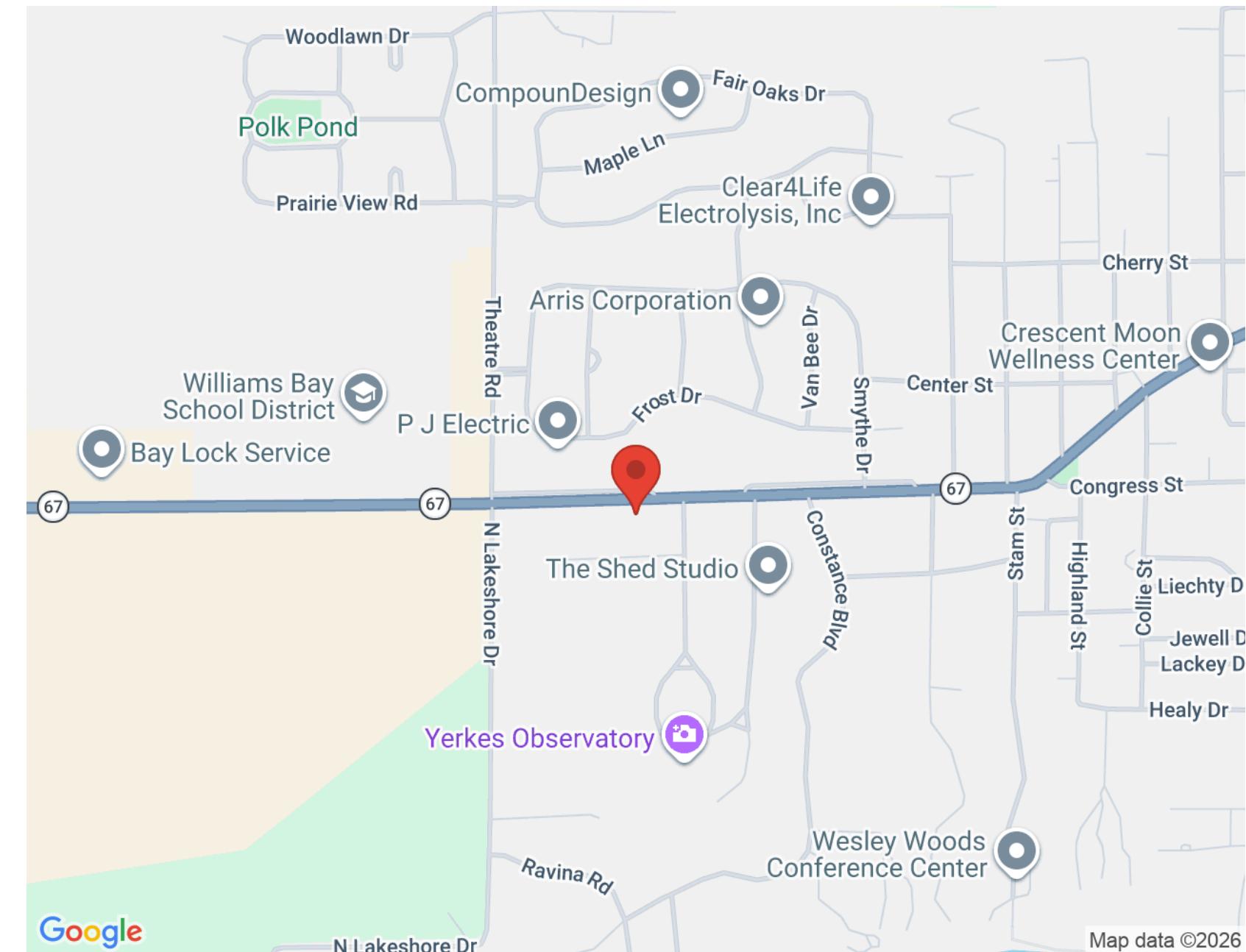
## WILLIAMS BAY IS WHERE SUMMER MEMORIES ARE MADE. VISIT THE LAKESIDE TOWN TO FIND OUT FOR YOURSELF.

Named after Captain Israel Williams, a captain in the War of 1812, Williams Bay became increasingly popular when rail service expanded into southern Wisconsin, and Chicagoans began frequenting the region during the summer. The area continues to serve as a thriving summertime destination. Located in Walworth County, the idyllic village lies along the shores of scenic Geneva Lake.

The Geneva Lake Shore Path is a great way to view Williams Bay's natural beauty, and the local beach is ideal for swimming. Williams Bay residents and visitors can access Geneva Lake's many aquatic opportunities and can relax by the water or go boating, swimming, fishing, or canoeing.

The community is also home to the University of Chicago Yerkes Observatory, which houses the school's Department of Astronomy and Astrophysics and the largest refracting telescope in the world.

Local real estate includes condominium buildings, historic lakefront mansions, and new construction opportunities.



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397 W GENEVA ST 15





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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.