

# the MONARCH LAKEVIEW

Luxury Lakeside Living in Beaver Dam, Wisconsin

*Presented by T.R. McKenzie, Inc.*



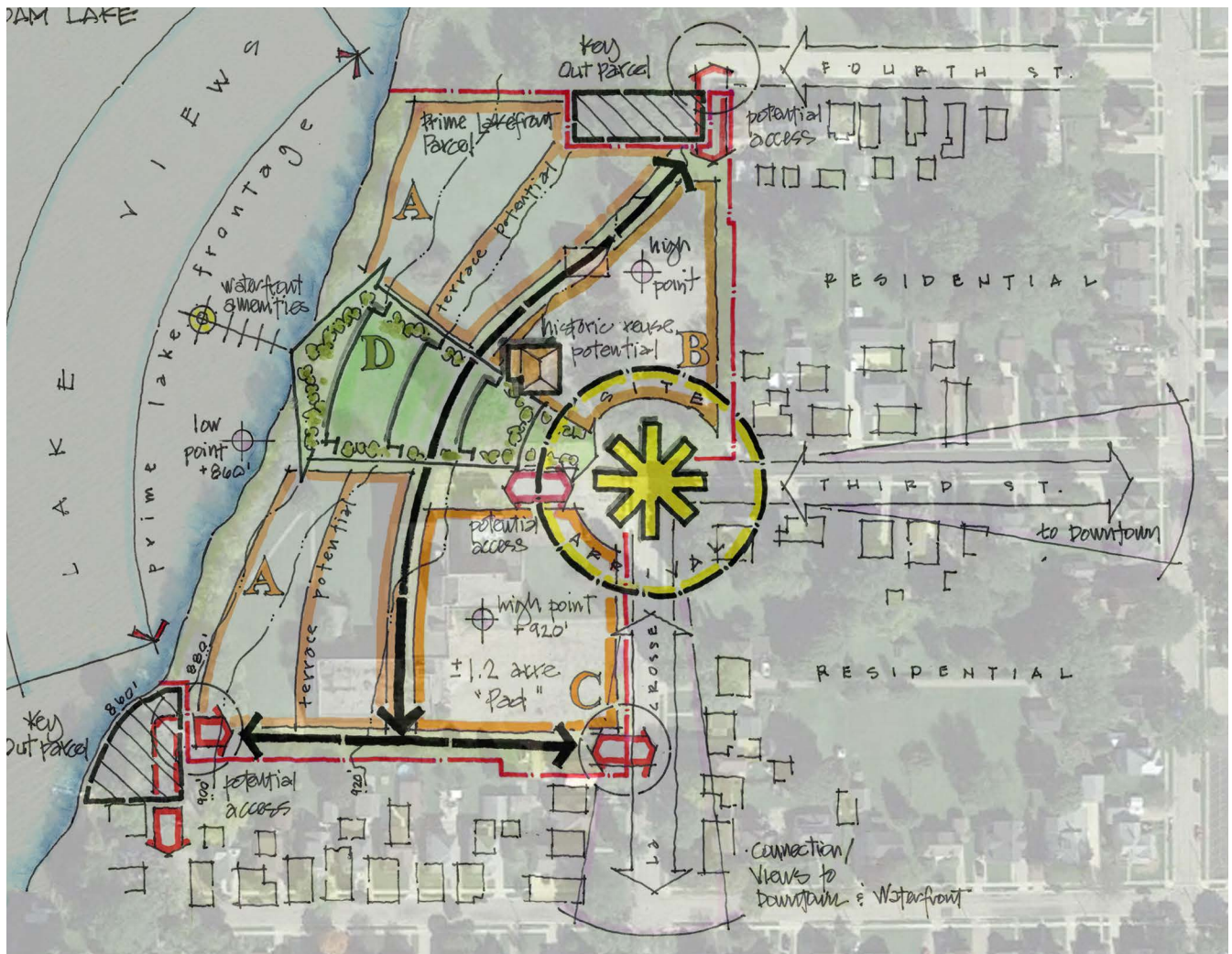
Re-imagine what lakeside living means to you, closer than you thought possible.

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Monarch Lakeview is a collection of new build condominiums, sitting on 800 feet of Beaver Dam Lake shoreline. Phase 1 will include two-bedroom villas and three-bedroom stacked flats with lake access and private boat slips.

# A New Path for this Historic Site

Once home to the founder of Malleable Iron Range Company and Lakeview Hospital, this site's rich history has impacted generations of families in this small Wisconsin town. Monarch Lakeview looks to bring new life to this area that holds so much significance and helped foster the metal fabricating industry that is still alive in Beaver Dam. This multi-faceted property hopes to build on the history of Beaver Dam while providing a premier destination for Beaver Dam residents and visitors in future generations.



Artistic Site Rendering - All site access will be from La Crosse St.

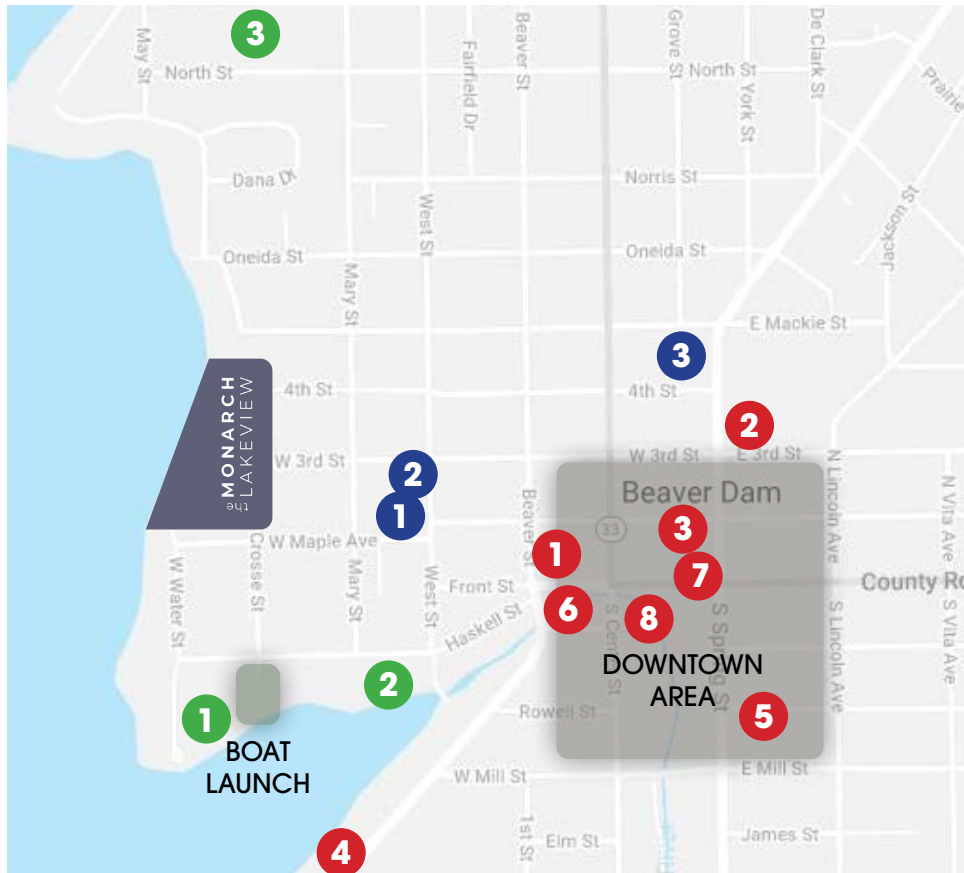
# About Beaver Dam, Wisconsin

Beaver Dam is located northeast of Madison on State Highway 151 in Dodge County. With a population of 16,667, you have all of the conveniences you need of a well established community, while still getting that “small town” feel. Beaver Dam has a thriving downtown, numerous parks, and picturesque golf courses. Throughout the year, Beaver Dam is home to a farmers market and numerous community festivals, including the Dodge County Fair. The City of Beaver Dam and Monarch Lakeview are situated on the southeast corner of Beaver Dam Lake.



Beaver Dam Lake is over 6,700 acres with 41-miles of shoreline. Ideal for swimming, water sports, and fishing, this lake offers you that “up north” experience, without the drive.

- 50 minutes from Madison
- 1 hour, 15 minutes from Milwaukee Metro
- 2 hours, 30 minutes from Chicago Metro



## PARKS

- 1 Tahoe Park
- 2 Cotton Mill Park
- 3 Lakeview Park

## SCHOOLS

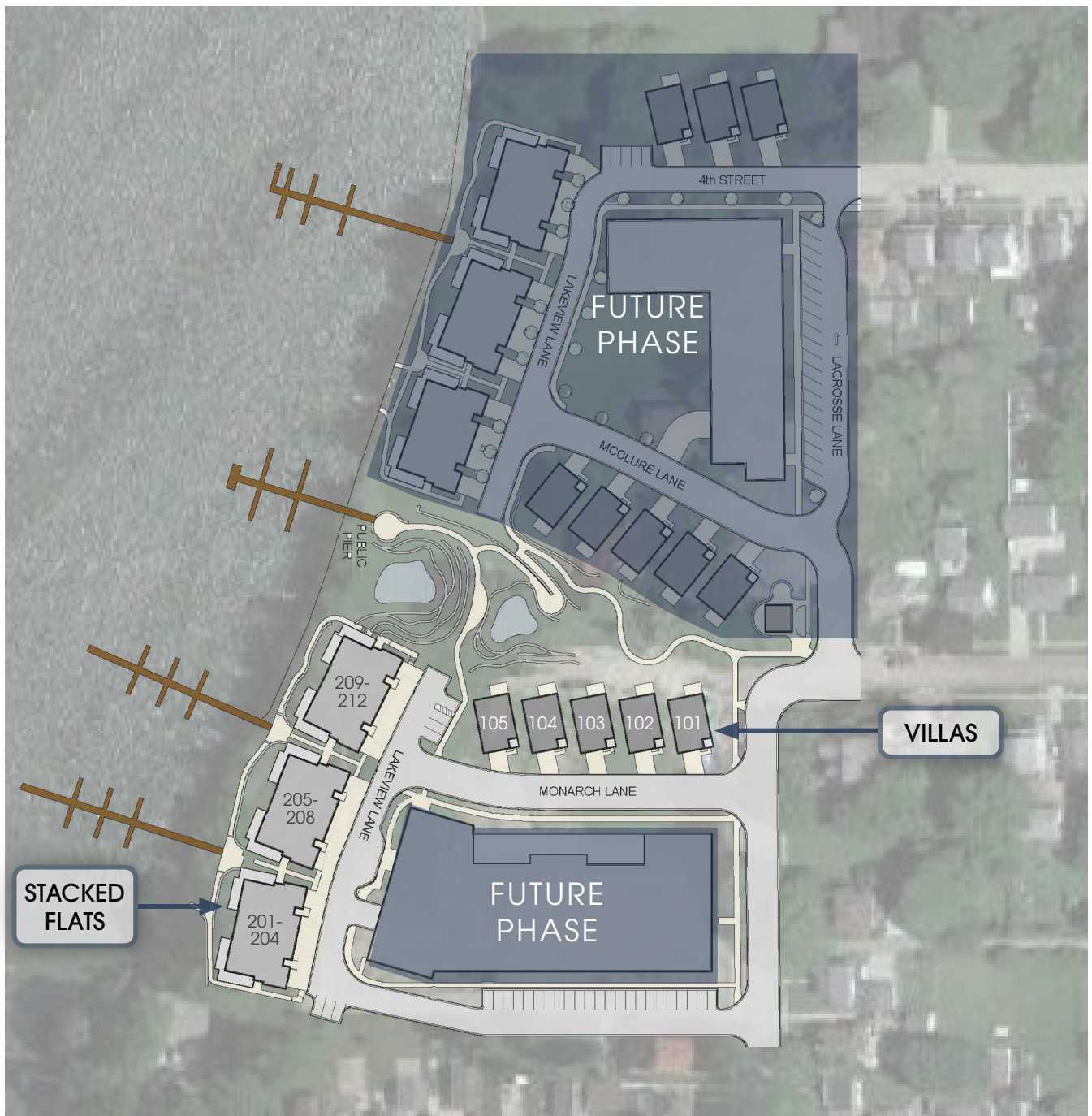
- 1 St. Stephens Lutheran
- 2 Wilson Elementary
- 3 Beaver Dam Middle School

## COMMUNITY ATTRACTIONS

- 1 Beaver Dam Cinema
- 2 Beaver Dam Community Library
- 3 Beaver Dam Area Community Theater
- 4 Thirsty Beaver
- 5 Ooga Brewing
- 6 Riverfront Wine Bar
- 7 Firefly Fibers
- 8 Art on the Town

# The Vision for Monarch Lakeview

Own your own slice of lakeside bliss – villas and flats with lake views, spacious living areas, and attached garages will give you a whole new idea of what lakeside living looks like. Private lake access boat slip included with purchase of condos.





# Villas

**2 BEDROOMS | 2 BATHROOMS**

Attached Garage, Private Entrance, Office Space, Lake Access, Balcony, Private Boat Slip

Starting at \$484,900



*Architect Rendering - Subject to Change*

## Main Level - Layout A



## Main Level - Layout B



## Lower Level (same for both layouts)



1,425 S.F.



# Stacked Flats

**3 BEDROOMS | 2.5 - 3 BATHROOMS**

Attached Garage, Private Entrance, Lake Front View, Private Lake Access and Boat Slip



*Architect Rendering - Subject to Change*



Starting at \$649,900

### Lake Level Unit - Layout A



### Lake Level Unit - Layout B



2,166 S.F.

Starting at \$739,900

### Street Level Unit - Layout A



### Street Level Unit - Layout B



2,420 S.F.

# Interior Renderings

With quality craftsmanship and modern design, the Monarch Lakeview condominiums are a unique opportunity to own a newly built lakefront property. Real stone will be used on fireplaces and exterior building exteriors.



the **MONARCH**  
**LAKEVIEW**

Presented by:



Contact T.R. McKenzie Realtors® today to learn more

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