



Regency Homes, Inc.
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Estate-Sized Lakeshore Lots

Wassermann Lake, Victoria, MN (Approx. 9155 County Rd. 43)
 A unique opportunity: lakeshore living, estate acreage, & a close-in location



- **Wassermann Lake:** This 151 acre recreational lake is 41' deep. Shorelines remain natural with minimal development. Boating, fishing, & outdoor fun.
- **Current Status:** Subdivision plan has been reviewed with the City. Owner will subdivide prior to closing. City sanitary sewer at property. Well water.
- **Victoria = Excellent Location & Access:** Victoria's convenient location supports a stable employment base & 15 minute access to the I-494 loop.
- **Recreation:** Deer Run Golf Club, Marsh Lake Hunt Club, & 3,500 ac. Park are all w/in a 3 min. drive.
- **Top-Tier Schools:** Education is a priority in Victoria — the district places among the best in MN.
- **Lot Sizes & Pricing:**

(dimensions & sizes are approx. & TBD by final survey)

	Acreage	Lakeshore	Price
Lot 1:	23.5+/- ac.	1,000+'	\$369,000
Lot 2:	2.1+/- ac.	110+/-	\$299,000
Lot 3:	4.7+/- ac.	115+/-	\$329,000

