

Colonial Charm!



1305 Lancer Court~Reedsburg~\$464,900

Lot Size:	.59 Acre	Kitchen:	23'1" x 12'2" Wood, Granite Countertops, Under Cabinet Lighting, Glass Tile Backsplash, Built-In Table, Deck Access
Sq. Footage:	2804 SF (3-Levels)	Dining Room:	11'5" x 9'8" Wood, Crown Molding, Open to Living Room
Taxes:	\$5268.18 (2023)	Living Room:	12'10" x 16'6" Wood, Crown Molding Open to Dining & Foyer
Exterior:	Vinyl Siding	Family Room:	16'9" x 14'3" Wood, Gas Fireplace (Stone), Built-In Book & Display Shelving, Ceiling Fan
Heating:	Gas Forced Air	Powder Room:	5'1" x 4'7" Wood, Pedestal Sink
Cooling:	Central Air	Mudroom:	8'5" x 6' Wood, Pantry Closet, Garage Access
Water Heater:	50 Gal/Gas	<u>Upper Level</u>	
Electrical:	200 AMP	P. Bedroom:	15'9" x 15'3" Wood, Vaulted Ceiling, Fan
Roof:	Asphalt Shingle	Primary Bath:	13'5" x 6'10" Tile, Jetted Tub w/Handheld Shower, Walk-In Closet
Garage:	2-Car Attached	Bedroom:	10' x 9'7" Carpet, Closet, Ceiling Fan
Year Built:	1992	Bedroom:	14'3" x 10' Carpet, Closet, Ceiling Fan
Pool:	30' Diameter~Heated	Bedroom:	13'3" x 10'5" Carpet, Closet, Ceiling Fan
		Bath:	8'8" x 6'9" Tile, Vanity, Tile Shower w/Glass Doors
		<u>Lower Level</u>	
Included:	Range, Refrigerator, Dishwasher, Microwave, Freezer in Lower Level, Washer, Dryer, Window Coverings, Shed, Pool, TV's, Grill, Pool Equipment, Hot Tub, Pool & Hot Tub Chemicals	Rec Room:	24'9" x 10'8" Carpet, 'Game Closet' w/Shelving
Not Included:	Ring Doorbell	Laundry Rm:	15'3" x 10'11" Vinyl, Storage Shelving, Washer/Dryer
		Storage:	Stupendous Storage Space

Welcome home to Lancer Court, where this 4BR/2.5BA Colonial beauty awaits its lucky new owners! The kitchen's got it all – granite tops, tons of cabinet space and ambient lighting. Whether it's casual meals at the built-in dining table or fancy dinners in the formal dining room, this home has you covered. Cozy up by the fireplace in one of the two main-level living areas, or kick back and just enjoy the gorgeous cherry hardwood floors throughout. Upstairs, retreat to the primary suite with its own bath, along with three more generous bedrooms for family or guests. Need a space to unwind? The finished lower level offers a fun rec room! And outside? It's a paradise – with a multi-level deck, 30' pool, and tons of space for outdoor entertaining. With an attached 2-car garage, this home checks all the boxes for your dream lifestyle.

Presented By:
 Julie Alibrando & The JulieSells Team!
 RE/MAX Preferred—La Valle, Wisconsin
 608-985-8484 Office
 608-963-1093 Text
 Julie@JulieSells.com

