

# Your Dream Come True!



## 1330 Lancer Court~Reedsburg~\$449,500

Location:	Lot 9 Lancer Addn.	Entry Foyer:	10'10" x 5'6" Tile, Leaded Glass Entry Door
Lot Size:	.99 Acre	Kitchen/Dinette:	23'5" x 13'2" Tile, Granite Tops, Snack Bar, Desk Area, Pantry, Tiled Backsplash, Dinette w/Patio Access
Sq. Footage:	3375 SF Approx.	Dining Room:	13'6" x 12'1" Wood Floor, Open to Living Room
Taxes:	\$7340.48 (2022)	Living Room:	15'4" x 13" Wood, Open to Foyer & Dining Room
Exterior:	Brick/Wood	Family Room:	20'8" x 15'6" Wood, Fireplace, Yard View
Heating:	Gas Forced Air	Powder Room:	7' x 5' Tile, Pedestal Sink
Cooling:	Central Air	Laundry Room:	10'10" x 5'6" Tile, Closet, Built-In Ironing Board, Folding Counter, Garage Access, Pocket Door
Electrical:	200 AMP		
Water Htr:	50 Gal/Gas		
Garage:	3-Car Attached		
		<u>Upper Level</u>	
		M. Bedroom:	21' x 15' Wood, Yard View, Walk-In Closet, French Doors
		M. Bath:	13'3" x 10'7" Tile, Dual Vanity, Shower, Jetted Tub
		Bedroom:	12'2" x 11' Carpet, Closet, Yard View
		Bedroom:	11' x 11' Carpet, Closet, Window Seat Storage
		Bedroom:	13' x 13' Wood, Vaulted Ceiling, Fan, Closet
		Bathroom:	9' x 5' Tile, Vanity, Tub-Shower Combination
		Lower Level:	Excellent storage space and a finished exercise-rec room!

Included: Appliances, Gas Fire Pit, Window Treatments, Storage Shelves, Exercise Equipment, Ping Pong Table

Situated on a sprawling 1-acre lot, this 4BR/2.5B home is sure to impress! Step inside and be greeted by the two-story foyer with an open staircase view. The large chef's style kitchen is perfect for those who love to cook and entertain and features Granite countertops, ample storage space, and a large island for prep work or casual dining. There's also a formal dining room for those special gatherings with loved ones. The family room is the perfect place to relax and unwind after a long day and the cozy fireplace creates a warm and inviting ambiance that will make you feel right at home. Upstairs you'll find four spacious bedrooms including an expansive master bedroom with a private bath that is sure to make you feel pampered. Convenient main level laundry room offers access to the three car garage where there's plenty of room for your cars & outdoor items. A stunning landscaped yard with a large patio complete with a gas fire-pit makes outdoor entertaining a breeze. The eye catching water features create a tranquil sound from water cascading over rocks that will instantly soothe your senses and provide the perfect escape from the hustle and bustle of everyday life. This home offers you a perfect combination of luxury, comfort, and style. Don't miss your chance to make it yours and experience the lifestyle you've earned. Pre Inspected

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