

## Short On Space?



### *1395 Pineview Dr.~Reedsburg~\$269,900*

Lot Size:	.448 Acre	Kitchen:	23'5" x 15'6" Vinyl Tile, Snack Bar, Pantry, Tiled Back-splash, Desk Area, Dining Area
Sq. Footage:	3544 SF Approx.	Dining Area:	27'4" x 11'9" Vinyl Tile, Fan, Skylights, Fireplace
Taxes:	\$6367.67 (2018)	Living Room:	23'8" x 23'5" Carpet, Vaulted Ceiling, Fireplace
Exterior:	Vinyl Siding	M. Bedroom:	15'9" x 16'1" Carpet, Fan, Walk-In Closet
Heating:	Hot Water/Radiant	M. Bath:	7'9" x 9'6" Tile, Dual Vanity, Tub/Shower
Cooling:	Central Air	Bedroom:	14' x 11'6" Carpet, Fan, Closet
Electrical:	200 AMP	Bedroom:	17'2" x 11'6" Carpet, Fan, Closet
Water Heater:		Bedroom:	11'6" x 11'2" Carpet, Fan, Closet
Roof:	Asphalt Shingle	Bath:	7'7" x 6'1" Vinyl, Vanity, Tub/Shower
Garage:	2-Car Attached	1/2 Bath:	5' x 5' Vinyl Tile, Vanity
Year Built:	1980	3-Season Room:	18'2" x 11'2" Carpet, Super Relaxing Spot!
		Mudroom:	6' x 5' Tile, Coat Racks, Set Up For Washer/Dryer
		Foyer:	6'10" x 5'9" Tile, Closet
		<u>Lower Level</u>	
Included: Range, Refrigerator, Microwave, Dishwasher, Window Treatments, Attached Shelving & Bench in Basement, Shed		Family Room:	30' x 14'3" Carpet, Bookshelves
		Game Room:	22' x 14'7" Carpet
		Bathroom:	7' x 6'9" Vinyl, Vanity, Shower
		Unfinished Area:	25' x 21' Super Storage & Workshop Space!

If space is at a premium in your current abode then take a peek at this sprawling 4BR/3.5BA Ranch with over 2300 square feet on the main level! Located in a friendly & well established neighborhood w/an abundance of mature trees & privacy. Inside enjoy the large kitchen/dining w/luxury vinyl flooring, a dual sided fireplace is shared between the living room & dining space. Super-sized living room to enjoy! Main level master bedroom and private bath. All very good sized bedrooms and excellent closet space. Enjoy your downtime in the 3-season room and watch the wildlife & listen to the birds. Partially finished lower level features a large family room, fun recreation space, bath and a tremendous storage / craft / workshop room. Never run out of room again!

#### Presented By:

Julie Alibrando & The JulieSells Team!  
 RE/MAX Preferred—La Valle, Wisconsin  
 608-985-8484 Office  
 608-985-8474 Fax  
 Julie@JulieSells.com  
 www.JulieSells.com

