

Call It Home!



2307 Myrtle St.~Reedsburg~\$289,900

Lot Size:	1.76 Acres	Kitchen/Dining:	21'6" x 12'6" Tile, Snack Bar, Vaulted Ceiling, Recessed Lights, 3-Season Room Access
Sq. Footage:	2310 SF Approx.	Living Room:	19'2" x 16'8" Carpet/Tile, Vaulted Ceiling, Fan
Taxes:	\$4431.92 (2019)	Master Bedroom:	14'11" x 13'1" Laminate, Fan, 2-Closets
Exterior:	Vinyl Siding & Stone	Bedroom:	12'6" x 11'3" Laminate, Fan, Deep Closet
Heating:	Gas Forced Air	Bath/Laundry:	12'8" x 9'5" Tile, Vanity, Shower, Linen Closet, Washer/Dryer Hook-Up, Folding Counter
Cooling:	Central Air	Mudroom:	13'1" x 5'8" Tile, Garage Access, Sink, Closet
Electrical:	200 AMP		
Water Heater:	40 Gal/Gas		
Roof:	Asphalt Shingle		
Garage:	2-Car Attached 26x24	<u>Lower Level</u>	
Outbuilding:	Garden Shed	Family Room:	19'8" x 15'8" Carpet, Ceiling Fan
Year Built:	1999	Office Area:	12'4" x 7'5" Laminate
		Bedroom:	12'4" x 15'1" Carpet, Closet
		Bedroom:	15'8" x 14'5" Carpet, Closet
		Bathroom:	11'9" x 5' Vinyl, Vanity, Tub/Shower Combination
		Utility/Storage:	15'7" x 12'9" Utility Sink, Storage Space, Sink

Included: Range, Refrigerator, Microwave, Dishwasher, Washer, Dryer, Window Treatments

If you're running out of space in your current abode, take a peek at this inviting 4BR/2BA home situated on 1.76 acres IN the city! Easy to use kitchen offering a dining counter for quick meals or snacks, loads of cabinetry and easy to clean tiled flooring. The dinette area is conveniently located and has access to the friendly 3-season room overlooking your HUGE backyard! Relax in the living room w/vaulted ceiling and tiled entry so dirty shoes don't come onto your carpet. Main level laundry facilities are located in the bathroom and can also be placed in the mudroom if you prefer. All ample sized bedrooms with two on the main level and two in the finished lower level. The daylight lower level also offers a large family room, full bath and storage space. Super backyard that's big enough for both gardens AND games. A very comfortable home for you & yours. Call for a private showing.

Presented By:

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