

## Call It Home!



### 2337 Myrtle St.~Reedsburg~\$291,600

Lot Size:	1.86 Acres	Kitchen/Dining:	24'2" x 9'9" Vinyl, Stainless Appliances, Pantry, Snack Counter, Dinette w/Deck Access, Fan, Vaulted Ceiling
Sq. Footage:	2413 SF Approx.	Living Room:	18'2" x 17'4" Carpet, Vaulted Ceiling, Fan
Taxes:	\$4809.42 (2018)	Foyer/Entry:	7' x 5' Vinyl Flooring
Exterior:	Vinyl Siding	Master Bedroom:	15'10" x 15' Carpet, Walk-In Closet, Ceiling Fan
Heating:	Gas Forced Air	Master Bath:	9'5" x 5'10" Vinyl, Vanity, Tub/Shower
Cooling:	Central Air	Bedroom:	12'2" x 10'9" Carpet, Ceiling Fan, Closet
Electrical:	200 AMP	Bedroom:	13' x 11'3" Carpet, Ceiling Fan, Walk-In Closet
Water Heater:	50 Gal/Gas	Bathroom:	9'6" x 4'10" Vinyl, Vanity, Tub/Shower
Roof:	Asphalt Shingle	<u>Lower Level</u>	
Garage:	2-Car Attached	Family/Rec Room:	23'10" x 14'9" Carpet, Wood Walls/Ceiling, Garage Access
Outbuilding:	24' x 36' Heated!	Bar Area:	10'9" x 8'6" Carpet, Sink w/Lower Cabinet
Year Built:	1999	Bedroom:	12'8" x 10'9" Carpet, Closet, Ceiling Fan
		Office/Play Room:	17' x 14' Carpet, Wood Ceiling & Walls
		Bathroom:	8'4" x 6'7" Tile, Vanity, Tub/Shower
		Laundry/Storage:	17'4" x 16' Laundry Hook-Ups and Great Storage Space!

Included: Range, Refrigerator, Dishwasher, Microwave, Window Treatments, Extra Deck Material (under deck), Pool Equipment, Swingset/Jungle Gym, Sand Box, 2-Large Basement Shelving Units, TV Wall Mount Brackets  
 Excluded: Washer, Dryer, Small Shelving Unit in Basement Next to the Freezer, Garage Shelves

Sitting pretty on 1.86 acres IN TOWN! You read that right, this 4BR/3BA home enjoys one of the largest lots in Reedsburg! Relaxing living room w/vaulted ceiling is open to the spacious dinette area complete with access to the backyard deck & pool! Well designed kitchen features everything you need without over-doing it! Main level master bedroom & private bath along with two additional bedrooms and a full bath. The finished lower level adds even more living, sleeping, bathing & gathering space for you & yours to enjoy. Outside you'll find a fun yard & pool along with the 36' x 24' 'shop' that's heated & offers you the perfect place for your hobbies! Pretty long range country views too. What's not to like? Make it yours!

**Presented By:**  
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