



THIS is what HOME Looks Like!

240 Modern Avenue~Reedsburg

\$264,800

GOOD TO KNOW

Square Footage: 2176 SF Approx.
 Taxes: \$3420.81 (2024)
 Lot Size: .19 Acre
 Roof: Asphalt Shingle (2024)
 Water Heater: 40 Gallon/Gas
 Gas Forced Air Heat (2014)+Wood Furnace
 Central Air Conditioning (2014)
 Electrical Service: 200 AMP
 Exterior: Vinyl Siding
 Garage-2-Car Detached (20'x24')



ROOM DETAILS

Kitchen: 18'1" x 13'6" Tile, Pantry, Dinette Area, French Doors to the Family Room
Family Room: 19'5" x 14'9" Wood Floor, Closet w/ Laundry Facilities, Gas Fireplace, Fan, Vaulted Ceiling, Deck Access
Living Room: 20'4" x 15'8" Wood Floor, Closet, Fan
Bedroom: 10'9" x 10'3" Wood Floor, Closet
Bedroom: 10'8" x 10'3" Wood Floor, Closet
Bathroom: 7'5" x 6'2" Tile, Vanity, Large Shower
Laundry-Mudroom: 13'2" x 8' Vinyl Plank, Closet, Cabinets, Yard Access



UPPER LEVEL

Bedroom: 17' x 11'7" Carpet, Closet, Built-Ins, Attic Access
Flex Space: 14'2" x 12'2" Carpet, Attic Access w/Closet

LOWER LEVEL

Family-Recreation Room: 21'9" x 11'2" Relax & Have Fun!
Bonus Room: 13'5" x 13'5" 2-Closets
Bathroom: 8'4" x 5'1" Vinyl Flooring, Shower
Laundry/Utility/Mechanicals: 30'9" x 10'3" Cabinets, Sink Storage, Laundry Hook-Ups



Items Included: Range, Refrigerator, Dishwasher, Microwave, Window Treatments, Garden Shed, Piano, Lower Level Freezer & Refrigerator

Charming 3-4BR, 2BA Cape Cod near schools, parks & the municipal pool! Step inside and feel the warmth of beautifully refinished hardwood floors. The well-planned dine-in kitchen features tiled flooring, ample countertop space & cabinets w/thoughtful details. French doors lead to the sun-filled family room, the perfect spot to relax or entertain. You'll love the flexibility of the upper level w/bonus space for a bedroom or whatever you need it to be, plus enjoy the large bedroom w/access to tremendous attic storage. The partially finished basement offers a rec room, bathroom, and a ton of storage space, while laundry hookups are available both in the basement & main level for your convenience. Step outside to a fun backyard deck w/awning, easy-care yard & 2 car garage. THIS is HOME!

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