

# The Ultimate In Carefree Condo Living



## 319 Golf Course Rd~Reedsburg ~\$249,500

Square Footage:	2634 SF Approx.	Kitchen:	15'4" x 13' Tile, Snack Bar, Pantry, Built-In Cooktop & Oven, Skylights, Recessed Lighting
Taxes:	\$4487.01 (2020)	Dining Area:	11'6" x 8'9" Carpet, Open to Living Room & Kitchen
Condo Fee:	\$180/Month	Living Room:	25'6" x 23'2" Carpet, Deck Access, Fireplace, Fan
Roof:	Asphalt Shingle	Den:	13'5" x 11' Carpet, Fan, Overlooks Living Room
Exterior:	Vinyl Siding/Brick	Master Bedroom:	16'5" x 12' Wood Laminate, Fan, 11' Walk-In Closet
Garage:	2+ Car Attached	Master Bath:	11' x 6'10" Tile, Vanity, Large Glass Block Shower
Heating:	Gas Forced Air	Bathroom:	8'4" x 5' Tile, Pedestal Sink, Soaking Tub
Cooling:	Central Air	Laundry Room:	11' x 5'6" Tile, Sink, Cabinets, Walk-In Closet Access
Basement:	Full/Exposed	Foyer:	8'9" x 4'9" Tile, Closet, Garage Access
Water Heater:	50Gal/Gas	<u>Lower Level</u>	
Style:	Ranch-Attached	Family-Rec Rm:	30'8" x 13' Laminate Flooring, Egress Window
Included: Refrigerator, Cooktop & Oven, Dishwasher, Washer, Dryer, Water Softener, Window Treatments, Chair Lift, Garage Ramp		Bedroom:	13'6" x 12' Carpet, Fan, Closet, Egress Window
Excluded: Flag Pole		Bathroom:	5'10" x 9'8" Tile, Pedestal Sink, Shower
		Utility/Storage:	22'10" x 31' Storage Shelving, Cabinets
		Cedar Closet:	8' x 9'10" Excellent Storage For Clothing & Blankets

Enjoy the fabulous & carefree life you've been craving...you know...the one without snowblowers or lawnmowers! Step inside and witness the huge great room featuring a well planned kitchen with loads of cabinet & counter space, inviting dining area and a super-sized living room with a clean-burning gas fireplace and room for everyone to gather around and watch a good movie with one another. A quiet den/office overlooks the living room and would be a super spot for a home office or reading nook! Main level bedroom with a private bath & very large walk-in closet. Convenient first floor laundry room too. The mostly finished lower level adds additional living/hobby/sleeping/bathing & storage space galore. A fun (new) backyard deck is the place for an evening with friends & family or a quiet locale to wake up with your cup of java! Condo living is the best right here.

**Presented By:**  
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