

A Charmed Life is Yours!



331 S. James Ave.~Reedsburg, WI~\$249,900

Lot Size:	.25 Acre	Kitchen:	15'2" x 10'7" Laminate, Swinging Door to Dining Room, Back Porch Access, Newer Cabinetry & Appliances
Taxes:	\$2950.89 (2022)	Dining Room:	16' x 15'9" Wood w/Inlaid Carpeting, Ceiling Fan, Pocket Doors, Built-In (Original) China Cabinet
Square Footage:	1970 SF Approx.	Living Room:	12'3" x 12'1" Carpet, Electric Fireplace, Pocket Doors
Exterior:	Slate Siding	Bedroom:	13'1" x 12'10" Wood w/Inlaid Carpeting, Walk-In Closet, Storage Cubby (was used as a "tv" room)
Roof:	Asphalt Shingle	Bathroom:	6'11" x 4'5" Tile, Large Vanity, Tub-Shower Combination
Electrical:	100 AMP Service	Upper Level	
Water Heater:	40 Gallon/Electric	Bedroom:	14'2" x 12'9" Carpet, Closet
Heating:	Gas Forced Air	Bedroom:	17'7" x 14' Carpet, Ceiling Fan, Walk-In Closet
Cooling:	Central Air	Bedroom:	15'6" x 12'10" Carpet, Ceiling Fan, Closet
Foundation:	Full Basement	Bathroom:	10'4" x 5'1" Carpet, Vanity, Jetted Tub (no shower)
Garage:	2-Car Detached w/Lower Level & Workshop	Basement:	Full basement with a walk-out to the yard door. Washer/Dryer & Large Utility Sink. Excellent Storage Space
Included Items:	Range, Refrigerator, Dishwasher, Microwave, Washer, Dryer, Electric Fireplace, Window Coverings		

Enjoy life in this beautiful 4BR/2BA old fashioned home that's been loved & maintained by one family for over 55 years! Now it's your turn to create memories with family & friends in this charmer. Step inside and be greeted by the warmth of old-fashioned woodwork that has been preserved to perfection. The large eat-in kitchen has been updated so the cook of the house will be happy to spend time creating meals with ease. The formal dining room features a stunning built-in china cabinet to keep those precious dishes safe and sound. The living room offers quiet relaxation for all and the electric fireplace stays. Main level bedroom with a walk-in closet has been used for many years as an additional living spaceuse it as YOU need! All very good-sized upper level bedrooms with large closets not usually found in older homes. A full bath on the main level and an upper level bath with a spa style jetted tub. The garage will surprise you with it's generous size PLUS it even has a lower level. Grab a cup of coffee and get your day started on one of the two covered porches....life is grand.

Presented By:

Julie Alibrando & The JulieSells Team!
 RE/MAX Preferred—La Valle, Wisconsin
 608-985-8484 Office
 608-963-1093 Text
 Julie@JulieSells.com

