

# Affordable Charm!



## 448 W. Main St.~Reedsburg~\$113,500

Sq. Footage:	1506 SF Approx.	Foyer:	11'10" x 9'10" Laminate Floor, Open Staircase
Lot Size:	.238 Acre	Kitchen:	13'2" x 10' Laminate Floor, Snack Bar
Taxes:	\$2488.18 (2020)	Dining Area:	13'2" x 10' Laminate, Open to Kitchen, Closet
Exterior:	Vinyl Siding	Living Room:	27'2" x 12'7" Carpet, Loads of Windows, Could Be a Living/Dining Combination Room
Heating:	Gas Forced Air	1/2 Bath:	5'7" x 4'1" Vinyl, Vanity
Cooling:	Central Air	Laundry Room:	9' x 6' Vinyl, Closet, Cabinetry
Water Heater:	55 Gal/Electric		<u>Upper Level</u>
Roof:	Asphalt Shingle	Bedroom:	11'10" x 11'6" Carpet, 3-Closets, Ceiling Fan
Garage:	Two Car Detached	Bedroom:	12'9" x 6'9" Carpet, Walk-In Closet
		Bedroom:	10'2" x 7'8" Carpet, 2-Walk-In Closets
		Bathroom:	6'7" x 6'5" Vinyl, Vanity, Tub/Shower, Linen Storage

**Included:** Range, Refrigerator, Window Treatments

Old fashioned 3BR/1.5BA charmer that needs a new owner to love! Step inside and enjoy the super-spacious kitchen and dinette with views of the easy care backyard. A sprawling living room with grand windows to let the sun shine in. Convenient first floor laundry facilities making chores a breeze. Head upstairs and witness three ample sized bedrooms with large closets not often found in older homes along with a full bath with a tub-shower combination. Two car detached garage. Walk to schools, parks & shopping from this terrific location. Call it home today!

**Presented By:**  
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