

Friendly Neighborhood!



801 Mary Avenue-Reedsburg-\$259,900

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|---------------|------------------|--------------------|--|
| Sq. Footage: | 2550 SF Approx. | Foyer: | 6' x 5' Vinyl, Coat Closet |
| Lot Size: | .387 Acre | Kitchen: | 13'9" x 12'5" Wood Laminate, Sun Tube Skylights, Pantry, 3-Season Porch Access |
| Taxes: | \$4726.63 (2021) | Dinette: | 13'9" x 10' Wood Laminate, Open to Kitchen |
| Exterior: | Vinyl Siding | Living Room: | 21'1" x 13' Carpet, Large Picture Window |
| Heating: | Gas Forced Air | M. Bedroom: | 13'7" x 14'8" Carpet, Walk-In Closet, Bath Access |
| Cooling: | Central Air | Bathroom: | 8'8" x 6' Vinyl, Vanity, Shower, Linen Storage |
| Electrical: | 200 AMP | Bedroom: | 11'6" x 10' Carpet, Closet |
| Water Heater: | 40 Gal/Gas | Bedroom: | 11'5" x 10' Carpet, Closet |
| Roof: | Asphalt Shingle | Bedroom: | 14'8" x 12' Carpet, Two Closets |
| Garage: | 2+ Car Attached | Bathroom: | 9'6" x 9'4" Tile, Vanity, Walk-In Shower |
| Year Built: | 1990 | <u>Lower Level</u> | |
| | | Laundry Room: | 9'4" x 9'8" Utility Sink, Washer/Dryer Hook-Ups |
| | | Rec/Family Room: | 48'5" x 13'4" Mostly Finished, Excellent Recreation Room Space or Use as YOU Wish! |
| | | Storage/Utility: | 26'10" x 24' Storage Space Galore! |

Included: Range, Refrigerator, Dishwasher, Microwave, Washer-Dryer, Lower Level Built In Shelving, Window Coverings

Grab this super-spacious 4BR/2BA home sitting pretty in one of Reedsburg's most established & friendly neighborhoods! A quiet street where neighbors know their neighbors! Inside you'll find a home that's warm & inviting and offers a terrific kitchen w/loads of cabinets, pantry and plenty of food prep space along with a dinette where meals w/family & friends are special every day. Very large living room a picture window that lets the sun shine IN. All good-sized bedrooms with ample closet space. One of the bedrooms has access to the full bath with step-in shower. Another full bath features an awesome walk-in tiled shower. Partially finished lower level that can be completed to your taste. LOTS of storage in the basement & over-sized garage. Partially wooded yard. 3-Season porch & an open air deck too!

Presented By:
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