

For More Information or To Request A Showing:

**RE/MAX Preferred**

Julie Alibrando & Ray Blackburn

888-985-8484 Toll Free

608-985-8484 Local

Julie@JulieSells.com

Ray@JulieSells.com



## Reap the Rewards!



## 818 Carousel Court, Reedsburg \$197,500

Sq. Footage: 1500 Each Unit, Approx.  
Taxes: \$3950.34 (2006)  
Lot Size: .32 Acre  
Roof: Asphalt Shingle-New 2007!  
Heating: Natural Gas Forced Air  
Cooling: Central Air  
Garage: Each Unit-1 Car Garage  
Water Heater: 2-Gas  
Exterior: Vinyl  
Age: 10  
Owner: Thomas

Included: 2 Each: Refrigerator, Range, Microwave, Dishwasher, All Window Blinds

Excluded: Sellers & Tenants Personal Property, Window Curtains

**Unit A:**  
Kitchen: 17'2" x 11'6" Vinyl, Dinette Area w/ Patio Door To Deck  
Living Room: 15'5" x 13' Carpet, Vaulted Ceiling  
Bedroom: 11'2" x 8'4" Carpet, Closet  
Bedroom: 11'6" x 11' Carpet, Closet  
M. Bedroom: 15'10" x 11'4" Carpet, Walk In Closet  
Bath: 8'8" x 5' Tile, Vanity, Full Bath  
M. Bath: 6'7" x 4'10" Tile, Vanity, Full Bath  
Laundry: 10'8" x 7'4" Vinyl, Utility Sink

**Unit B:**  
Kitchen: 17'2" x 11'6" Tile, Dinette Area w/Patio Door to Deck  
Living Room: 15'5" x 13' Carpet, Vaulted Ceiling, Fan  
Bedroom: 11'2" x 8'4" Carpet, Closet  
Bedroom: 11'6" x 11' Carpet, Closet  
M. Bedroom: 15'10" x 11'4" Carpet, Walk In Closet  
Bath: 8'8" x 5' Tile, Vanity, Full Bath  
M. Bath: 6'7" x 4'10" Tile, Vanity, Full Bath  
Laundry: 10'8" x 7'4" Vinyl, Utility Sink

Very well maintained 3 bedroom unit Duplex. Currently owner occupied. Rents are 765.00/Month. Large open living room/dinette/kitchen. Ample bedrooms and plenty of storage space. Full laundry room in each unit. 1 Car garage with opener for each unit, with additional outdoor parking. New yard fence (Unit B), some new carpeting & vinyl flooring in Unit A. A solid investment! Brand New Roof, New Refrigerators, Microwaves & Dishwashers.