



Location! Location!

E7173 Eagle Ridge Court Reedsburg~\$389,900

GOOD TO KNOW

Square Footage: 2300 SF Approx.
Taxes: \$4222.45 (2024)
Lot Size: .51 Acre
Roof: Asphalt Shingle (2006)
Water Heater: 50 Gallon/Electric (2016)
Septic: Mound System (10-2025)
Well: Private Well
Gas Forced Air Heat
Central Air Conditioning
Electrical Service: 200 AMP
Exterior: Vinyl Siding
Year Built: 1988
Garage: 2 Car Attached w/Golf Cart Door

ROOM DETAILS

Kitchen: 12'6" x 10'5" Wood Laminate, Snack Counter, Pantry
Dining Area: Wood Laminate, Display Cabinet, Deck Access
Living Room: 19'5" x 16'2" Carpet, Open to Dinette
Primary Bedroom: 12'10" x 11'10" Carpet, Fan, Walk-In Closet
Primary Bath: 9'5" x 5' Vinyl, Vanity, Tub-Shower
Bedroom: 12'11" x 11'5" Carpet, Fan, Large Closet
Bathroom: 9'6" x 4'10" Vinyl, Vanity, Tub-Shower
Office/Den: 9'3" x 6'10" Carpet, Closet

LOWER LEVEL

Family-Recreation Room: 26'8" x 22'7" Carpet, Wet Bar
Bathroom: 8'7" x 5'7" Carpet, Vanity, Shower
Laundry Area: 16'8" x 6'10" Washer/Dryer, Utility Sink
Partially Finished Areas:

Plenty of space that's roughed in to make it anything you need. Hobby Room? Office? Exercise Room? Unlimited Potential

Items Included: Range, Refrigerator, Dishwasher, Microwave, Washer, Dryer, Water Treatment System, Pool Table w/Equipment (cues, etc.), Lawn Mower

Live right on the 17th Fairway at the Reedsburg Country Club and enjoy a great view of the golfing action—whether you golf or just love the setting! This comfortable 2-3BR/3BA home offers a bright, open living room, a handy dinette with deck access, and a kitchen loaded with cabinetry and beautiful countertops. The main level features a private primary suite, second bedroom, and an additional full bath.

The lower level is all about fun—there's a family/rec room with a wet bar and the pool table stays! You'll also find a laundry room and the 3rd bath, plus extra unfinished space you can finish however you like. An oversized garage gives you room for cars, toys, bikes, and even a golf cart. Brand-new septic system, so no worries there. Great house, great location...come make it yours!



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