

## Fun-Loving Home on the Golf Course!



***E7229 E. Reedsburg Road~Reedsburg \$249,900***

Location:	Lot 22, 1/2 Lot 23 Birdie Addition	Kitchen/Dining:	20' x 10' Laminate, Vaulted Ceiling, Island w/ Cabinetry & Seating, Pantry, Dinette w/Deck Access
Lot Size:	.71 Acre	Living Area:	20' x 10' Laminate, Open to Kitchen & Dinette, Deck Access, Fans, Closet
Sq. Footage:	2122 SF Approx.	Entry Foyer:	6' 10" x 9' 9" Laminate, Closet (Can be Converted Back to a Laundry Area)
Taxes:	\$2679.13 (2020)	M. Bedroom:	12' 10" x 16' 8" Carpet, Fan, Walk-In Closet
Exterior:	Wood	Bedroom:	11' 7" x 9' 10" Carpet, Closet
Heating:	Gas Forced Air	Bathroom:	9' 9" x 7' 4" Luxury Vinyl, Tub/Shower, Vanity, Closet
Cooling:	Central Air	Lower Level	
Septic:	At Grade (2012)	Family Room:	23' 8" x 13' 4" Carpet, Perfect Movie Watching Spot!
Well:	Private Well	Bedroom:	20' 3" x 10' 6" Carpet, Closet
Garage:	2-Car Detached	Bathroom:	7' 1" x 7' 1" Tile, Corner Tiled Shower, Vanity
Year Built:	1976	Laundry Room:	13' x 11' 4" Washer/Dryer Hook-Ups, Mechanicals TONS of Storage In The Lower Level Too!

Included: Range, Refrigerator, Dishwasher,  
Microwave, Window Coverings  
Excluded: TV & Speakers In Lower Level,  
Washer, Dryer, Rented Reverse Osmosis System

TWELVE may be your lucky number!! Reedsburg Country Club Ranch style home with fabulous views of the 12th fairway could be yours if you act fast! Step inside to find a super comfortable three bedroom, two bath home with a great room offering wood laminate flooring, a kitchen w/an abundance of cabinets along with dining options and a spacious living area that's meant for real relaxation after a round of golf or a day at work. Main level master bedroom with a newly updated walk-in closet. A finished lower level features a recreation room that's the perfect place for taking in a good movie or just having some good times with family & friends in the game area. TONS of storage throughout. A stupendous course-side deck for outdoor gatherings that can't be beat. Over-sized lot make gardening & games exceptional. 2-car garage and nothing but a great life is found here!

### Presented By:

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