

A Relaxing Rural Life!



E7983 E. Lake Virginia Rd~Reedsburg~\$368,500

Lot Size:	.70 Acre	Kitchen:	22'10" x 10'9" LVT, Snack Counter, Dinette w/Deck Access
Sq. Footage:	2552 SF Approx.	Living Room:	15'9" x 21'2" LVT, Bay Window, Open to Kitchen/Dining Area
Taxes:	\$3432.71 (2023)	Bedroom:	14' x 13'6" Carpet, Walk-In Closet (10'3" x 5'6), Ceiling Fan
Exterior:	Vinyl Siding	Bathroom:	12'7" x 11'3" LVT, Large Closet
Heating:	Gas Forced Air	Entry Foyer:	9'2" x 8' Vinyl, Dual Vanity, Linen Closet, Tub/Shower
Cooling:	Central Air		
Water Heater:	50 Gal./Gas	<u>Lower Level</u>	
Electrical:	200 AMP	Family Room:	20'7" x 12'8" Carpet, Soapstone Wood Stove
Roof:	Asphalt Shingle	Bonus Room:	13'7" x 13' Carpet, Walk-In Closet, 2 Add'l Closets
Garage:	2 Car-24' x 28'	Storage/Den:	12'7" x 12' Storage Shelving, Office/Den
Year Built:	1990	Laundry Room:	13'9" x 12'9" Tile, Utility Sink, Closet, Built-In Ironing Board
		Bathroom:	9'9" x 8'7" Tile, Jetted Tub, Vanity

Included: Range, Refrigerator, Dishwasher,
Window Coverings, Picnic Table, Storage
Shelving, Garage Workbench

Get ready to fall in love! Comfortable 2-3BR/2BA ranch in a sweet rural subdivision right next to Lake Virginia & just a hop, skip & jump to Hwy 33 for easy commuting. The kitchen offers a large snack counter, updated appliances & a dinette with access to a fantastic screened deck – perfect for morning coffee or evening relaxation. The living room is super inviting with a bay window & easy-care flooring. Two generous main level bedrooms with abundant closet space. The lower level is home to a relaxing family room w/freestanding stove, den/hobby space, bonus room, full bath w/jetted tub & a large laundry room making chores easier. A super-private yard surrounded by mature trees & nature. Oversized 2-car garage too! HURRY before it's GONE!



Presented By:
Julie Alibrando, Associate Broker
RE/MAX Preferred
608-985-8484 Office/608-963-1093
Julie@JulieSells.com
www.JulieSells.com