

# A Touch of Country!



## E8016 E. Lake Virginia Road~Reedsburg~\$384,900

Lot Size:	.69 Acre	Kitchen:	15'4" x 12'8" Tile, Snack Bar, Pantry Vaulted Ceiling
Sq. Footage:	2592 SF Approx.	Dining Room:	11'4" x 12' Carpet, Deck Access, Open to the Living Room & Kitchen
Taxes:	\$3,999.87 (2023)	Living Room:	21'8" x 13'11" Carpet, Vaulted Ceiling, Fireplace, Bay Window
Exterior:	Vinyl Siding	Primary Bedroom:	13'11" x 11'10" Carpet, Ceiling Fan, Walk-In Closet
Heating:	Gas Forced Air	Primary Bath:	9'4" x 5'8" Vinyl, Step-In Shower/Jetted Tub Combo
Cooling:	Central Air	Bedroom:	11'11" x 12'9" Carpet, Ceiling Fan, Closet
Water Heater:	50 Gal/Gas (2021)	Bedroom:	13'5" x 11'11" Carpet, Ceiling Fan, Walk-In Closet
Electrical:	200 AMP	Bathroom:	9'4" x 5'8" Vinyl, Tub-Shower Combination, Linen Closet in Hallway
Roof:	Asphalt Shingle		<u>Lower Level!</u>
Garage:	2+ Car Attached	Family Room:	20'9" x 17'2" Carpet, Recessed Lighting, Open to Dry Bar Area
Utilities:	Well & Septic Syst.	Rec-Game Area:	19'1" x 15'2" Carpet, Patio & Backyard Access, Stairway to Garage
		Dry Bar Area:	11'9" x 11'5" Carpet, Dry Bar, Open to Family & Recreation Areas
		Bathroom:	11'2" x 6'4" Vinyl, Vanity, Shower
		Laundry Room:	11'3" x 9'10" Dual Utility Sink, Washer/Dryer Hook-Ups
		Storage/Workshop:	33'7" x 15'2" Workbench, Tons of Storage Space, Mechanicals

Included: Range, Refrigerator, Dishwasher, Microwave, Washer, Dryer, Lower Level Refrigerator, Garden Sheds, Raised Garden Beds

You'll love getting OUT of town when you own this fabulous 3BR/3BA Ranch on a .69 acre lot in a tranquil rural subdivision just outside of Reedsburg and close to Hwy 33 for an easy commute no matter where you're headed! Step inside and grab a view of the large living room with a clean-burning gas fireplace, vaulted ceiling and a bay window that let's the sunshine in! The cook is going to adore the kitchen that's laden with cabinets & counterspace along with a pantry, snack bar and access to the garage. An inviting dining area is the place for friends & family to gather at mealtime plus it provides access to the truly awesome backyard deck...in case you'd rather dine outside. Main level primary bedroom w/ensuite bath & walk-in closet for a nice private retreat. Two additional bedrooms & a full bath round out the main floor. Downstairs is where you'll have LOTS of fun in the expansive multi-purpose space that includes a great TV watching spot, dry-bar & recreation or game area too. Another bathroom is found in the lower level along with a tremendous storage/workshop room. Outside is as inviting as the inside...a fenced yard, mature trees, and room for gardens & games. This home just can't be beat. Make your move today before someone else does!



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