

Your Country Estate Awaits!



N5742 16th Ave.~Mauston, WI~\$589,900

Lot Size:	120 Acres	Kitchen/Dinette:	22'10" x 13'5" Tile, Snack Bar, Pantry, Dinette, Deck Access, Pond View
Sq. Footage:	3678 SF Approx.	Dining Room:	17' x 17' Tile, Skylights, Dual Sided Fireplace
Taxes:	\$7848.32 (2018)	Living Room:	21' x 21' Carpet & Tile, Dual Sided Fireplace, Wood Vaulted Ceiling, Pond View, Deck Access
Exterior:	Steel Siding/Stone	Bedroom:	13'7" x 12'2" Tile/Carpet, Fan, Closets, Bath Access
Heating:	LP Forced Air/Electric Set Up For Outdoor Wood Furnace Too.	Bathroom:	13'7" x 8' Tile, Shower, Sunken Jetted Tub, Vanity w/ Make Up Area, Linen Storage, Bedroom Access
Cooling:	Central Air	Bedroom:	16'9" x 9'9" Carpet, Vault, Fan, Walk-In Closet
Electrical:	200 AMP	Bedroom:	13'2" x 13'6" Carpet, Vault, Fan, Closet, Pond View
Septic:	Pressure System	Bathroom:	8'7" x 7'6" Tile, Vanity, Tub/Shower
Well:	Private Well	M. Bedroom:	16'9" x 14' Carpet, Fan, Walk-In Closet, Pond View/ Deck Access
Garage:	3-Car Attached/Heated	M. Bath:	10'7" x 9'8" Tile, Shower, Separate Tub, Vanity
Outbuilding	40' x 70' (4-Overhead Doors, Part Heated)	<u>Lower Level:</u>	
		Family Room:	21' x 21' Tile, Fireplace, Patio/Pond Access
		Bedroom:	11' x 10'4" Carpet, Fan, Closet, Pond View
		Bonus Room:	10'4" x 10'10" Carpet, Closet
		Laundry Room:	15'9" x 12'9" Utility Sink, Closet, Washer/Dryer Area
		Bathroom:	12'9" x 9'3" Vinyl, Vanity, Tub/Shower
		Basement:	Walk-Out to Patio/Pond, Roughed for Bath, Excellent Storage Space & Could be Finished

All measurements are approximate. Information from sources deemed reliable, but not warranted. Buyers are urged to verify all information given.

Being sold as-is. Seller has never occupied the property.

Your very own country estate is just waiting for you! 120 acres of land so hunting, hiking, four-wheeling, bird watching & more is yours along with a beautiful pond that's stocked and has a fun sandy beach—go fishing & swimming without leaving home. 71 Acres in Managed Forest Program helps reduce your taxes. Inside you'll find a very spacious & comfortable home with 5-6 Bedrooms & 4 bathrooms. Eat-in kitchen, formal dining space and an expansive living room with a dual sided fireplace shared with the dining room. Private master bedroom & bath. A view of the pond from just about every room! Partially finished walk-out lower level features another fireplace, sleeping, bathing & storage space galore. 3 Car attached/heated garage. An outbuilding that makes sure you never run out of storage & workshop space. Only a couple of miles to Castle Rock Lake! Call for more details on this one of a kind property.

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