

Your Very Own Rustic Retreat!



S1555 Farra Road, LaValle, WI

\$1,680,000

Presented By:

Julie Alibrando, Associate Broker

RE/MAX Preferred—Reedsburg, WI

608-985-8484 Office

608-963-1093 Mobile

E-Mail: Julie@JulieSells.com

Visit: JulieSells.com for video & additional photos

S1555 Farra Road~La Valle Wisconsin

Main Floor

Kitchen: 11' x 10' Tile, Quartz Snack Bar, Hickory Cabinetry, Built In Ovens & Cooktop

Dining Room: 17' x 17' Hickory Flooring, Fireplace, Open to Kitchen & Sunken Living Room, Skylight

Living Room: 29' x 24'7" Hickory Flooring, Skylights, Patio Doors to Decks, Pond & Country View, Sun Room Access

Sun Room: 20' x 20' Hickory Flooring, All Windows, Log Accents, Ceiling Fan

Foyer/Entry: 10' x 8' Hickory Flooring, Coat Closet, Warm & Inviting Entry

Den: 15'5" x 10'10" Carpet, Ceiling Fan, Built In Cabinetry, Country Views

Bedroom: 12'10" x 10'2" Carpet, Ceiling Fan, Closet, Bath Access

Bedroom: 14'2" x 11' Carpet, Closet, Ceiling Fan, Bath Access

Bath: 7' x 7'5" Ceramic Tile, Linen Storage, Vanity, Shower, Passes Through to 2 Bedrooms!

Bath: 11'4" x 4'10" Hickory Flooring, Vanity, Shower

Laundry: 10'5" x 6' Hickory Flooring, Washer/Dryer Hook-up, Upper/Lower Cabinetry, Sink, Closet

Upper Level/Loft

Loft Area: 40'3" x 24'6" Overlooks the main level. Fantastic office & relaxation areas!

Master Bedroom: 14' x 12'6" Carpet, Vaulted Wood Ceiling w/Log Accent, Opens to a 28'3" x 12'3" Sitting Area, Ceiling Fan, Dual Closets, Patio Door to Access the Private Balcony

Master Bath: 15'7" x 9'7" Ceramic Tile, Hickory Vanity w/Granite Top, Custom Tiled Shower, Jetted Tub

Lower Level:

Family/Rec Room: 27'8" x 24' Tile, Oak Built In Showcase, Dry Bar, Patio Door to Brick Walkway outside! Recreation Area big enough for a great pool table or other games. Pond Views too!!

TV Room: 17'6" x 15'8" Carpet, Open to Family/Rec Room

Bonus Room: 19'9" x 12'9" Carpet, Closet, Ceiling Fan

Bath: 10' x 7'4" Vinyl Flooring, Vanity, Shower, Linen Storage

THE DETAILS

Square Footage: Approx. 4800 SF, Finished-Three Levels of Living Space

Lot Size: 60 Acres

Electrical Service: 200AMP

Heating: LP Forced Air

Water Heater: 75 Gal/Gas w/Power Vent

Well: Private Well

Pole Bldg: 31' x 34' Steel, Insulated

Garage: 24' x 32' / 28' x 44' 4 Double Doors

Year Built: 1990

Included: Appliances, Most Furniture, Furnishings & Décor

Taxes: \$6729.39 (2023)

Exterior: Cedar

Cooling: Central Air Conditioning

Septic: At Grade (2012)

Basement: Full Walk-out-Finished

Deck: 2- Composite Octagon Decks Facing the Pond

Pond: 4 Acres, 18' Deep

Gazebo: Screened, Electricity, On Pylons in Pond

REMARKABLE! Sprawling 60-acre property is a haven for outdoor and privacy lovers. A grand home with 3-4 bedrooms and 4 bathrooms. Features include a well-designed & updated kitchen, generous dining area complete with a fireplace and a beautiful step down living room w/access to the pond-view decks & the three-season room where viewing the abundant natural landscape & wildlife is easy. Two large bedrooms w/direct bath access on the main level so everyone has their own private place. Convenient first floor laundry room. The upper level is home to a tremendous primary suite with a multi-purpose area overlooking the first floor, an office space, ensuite bath with a custom shower & separate tub along with the very large bedroom with dual closets and a sitting/dressing area. The finished walk-out lower level rounds out this beautiful home with a enormous recreation room for fun & games, a cozy family/tv room, bonus room, bath and excellent storage areas. Wait until you see the 8 car, heated garage! Step outside & see the real showstopper-- which is your very own private retreat with a 3 ½ acre stocked pond perfect for fishing or a lazy boat ride, and the enchanting "magic forest" begging to be explored with its meandering trails, bridges and delightful surprises around every corner. Whether you're seeking tranquility or adventure, this property has it all. Don't miss out on the chance to call it home!

For More Information: Julie Alibrando, Associate Broker, **RE/MAX** Preferred~608-985-8484

S1555 Farra Road, LaValle



Contact: Julie Alibrando, Associate Broker for More Information
RE/MAX Preferred--608-985-8484, Julie@JulieSells.com