

Make Country Living Your Reality!



\$2197 State Road 23~Reedsburg~\$359,900

Lot Size:	17.94 Acres	Kitchen:	14'5" x 12'6" Wood Laminate, Snack Bar, Pantry, Vault
Taxes:	\$3711.95 (2022)	Dining Area:	15'2" x 13'1" Carpet, Deck Access, Vault
Square Footage:	2396 SF Approx.	Living Room:	23'3" x 22' Carpet, Gas Fireplace (non-functional), Fan
Exterior:	Wood & Brick	Main Bedroom:	15'1" x 13' Carpet, Fan, Closets (1-Walk-In)
Roof:	Asphalt Shingle	Main Bed/Bath:	Tile, Step In Shower, Vanity In Adjoining Area
Electrical:	200 AMP	Bedroom:	11' x 15'9" Carpet, Fan, Large Closet
Water Heater:	40 Gallon/Electric	Bedroom:	11'7" x 10' Carpet, Closet, Fan
Heating:	LP Forced Air	Bathroom:	7'5" x 8'1" Tile, Vanity, Tub/Shower Combination
Cooling:	Central Air		
Well System:	Private Well	<u>Lower Level</u>	
Septic System:	Conventional System	Recreation Room:	35'6" x 17'4" Carpet, Multi-Purpose Space Galore
Garage:	2-Car Tuck Under	Bathroom:	7'1" x 6'3" Tile, Vanity, Step-In Shower, Linen Storage
Pole Building:	30' x 40' (needs roof)	Utility Room:	10'6" x 10'2" Washer/Dryer Hook-Ups, Storage Shelves
Year Built:	1990		

Included: Range, Refrigerator, Window Treatments, Counter Stools

The country life is calling...you might want to answer! Take a look at this 3BR/3BA Raised Ranch situated on 17.94 acres. Ideally located between Reedsburg and Lake Delton, offering easy highway/interstate access for a seamless daily commute. You'll be welcomed by a tree-lined driveway that ensures your privacy and peacefulness. The main level offers a generous living room that's perfect for gathering with friends & family. A spacious dinette area with convenient deck access providing a great space for outdoor dining & relaxation. A primary bedroom with an en-suite bathroom creates a private retreat. The finished lower level offers additional living space, suitable for various purposes, such as a family room, home office, or recreation area. Parking is a breeze in the oversized garage keeping your cars, bikes, toys & more safe & secure. Plenty of land for farming, pasture, grazing & hunting or get your fence built and bring the horses! A terrific property to enjoy the country lifestyle you've been craving.

Presented By:

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