

Stupendous Country Home  
Four Guest Houses Too!  
A Perfect Bed & Breakfast Opportunity



S2720 County Road V~Reedsburg, Wisconsin  
\$499,700

Presented By:

The JulieSells Team!

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Visit: [www.JulieSells.com](http://www.JulieSells.com) for a complete photo tour

## S2720 County Road V, Reedsburg, WI 53959

### Main House

#### Main Floor

**Kitchen:** 13'4" X 11'7" Vinyl, Stainless Appliances, Silestone Counter-Tops, Tin Backsplash

**Dining Room:** 26'2" x 11'10" Wood Floor, Porch Access

**Living Room:** 15'4" x 13'10" Wood Floor, Sun Room & Dining Room Access

**Sun Room:** 15'4" x 15' Tile, Vaulted Ceiling, Gas Stove, In Floor Heat, Surrounded by Windows!

**Bedroom:** 15'3" x 12'6" Wood Floor, 2-Closets (one is a walk-in)

**Bath:** 7'9" x 5'2" Tile, Tub/Shower, Unique Vanity/Sink

**Laundry Room:** Vinyl, Cupboards, Washer/Dryer Hook-Ups, Room For Extra Appliances

**Rear Foyer:** Vinyl, Coat Nook w/Corrugated Tin

#### Upper Level

**Master Bedroom:** 16' x 15'4" Painted Wood Floor, Closet

**Master Bath:** 8'7" x 5'5" Vinyl, Step-In Shower, Linen Closet

**Bedroom:** 15'4" x 9'3" Wood Floor

### **THE DETAILS**

Electrical: 200AMP

Septic System: (2009) At Grade System

Heating: LP Forced Air

Roof: Asphalt Shingle (2016)

Basement: Stone & Block/Full

Water Softener is Rented

Acreage: 45-47 Acres To Be Surveyed

Outbuildings: 2-Story Barn, Kennel, Chicken Coop

Garage: Single Car Detached 24' Deep, 16'3" Wide

Well: Private Well

Cooling: Central Air

Pond: 3/4 Acre Approximately w/Aerators

Siding: Clear Texas Redwood

Square Footage: 2158 SF Per Assessor

Included: All Kitchen Appliances & Window Treatments

Excluded: Seller's Personal Property, Extra Appliances

Enjoy life in the peace & tranquility of the country but be only minutes from the hustle & bustle of the city! This house has been in the same family since 1947! Everyone has loved living here and now it's your turn. Farm style kitchen with upscale features including Silestone Quartz counter-tops & an awesome tin backsplash along with stainless appliances for the cook of the house! Huge dining room that can be used as a combination dining & sitting space if desired. Relaxing sun room with three walls of windows lets the outdoors....IN! Private upper level master bedroom & bath. Enjoy the outdoors on the covered gazebo style porch or grab a chair and sit by the pond where you can just let the world pass you by. Plenty of interesting trails for a nice nature walk too. Many many features, you have to see it for yourself because pictures just don't do this home justice. The property includes four guest houses as well. See page 4 of this brochure for details on the guest houses/B & B.

Approximately 45-47 Acres—will be surveyed.

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## S2720 County Road V, Reedsburg, WI 53959

Welcome to Pine Grove B & B! Four guest houses for your patrons to enjoy. Everyone loves staying here because they each have a private 'house' and can listen to nature in the woodlands or have a campfire by the pond. Each guest house is approximately 400 SF and feature private baths, 2-person jetted tubs, individual heating & cooling, porches and nothing but a truly comfortable country feel! In the "lobby" there's plenty of information for your guests about area attractions, an ice maker and behind closed doors is a laundry/utility/storage room.

EVERYTHING stays the guest houses. All linens, bedding, decorative items, dishes, soaps, indoor & outdoor furniture~we mean it's truly TURN KEY.

Live at home in your comfy farmhouse style abode and make money right out your door with guest houses that are a breeze to fill with weary travelers. You may have other ideas.....wedding parties...graduation fun...newlywed specials....the opportunities are endless.



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