

# Horses Welcome!



## S2748 County Rd K~Reedsburg~\$174,900

Sq. Footage:	960 SF Approx.	Kitchen/Dining:	11'5" x 13'9" Vinyl, Fan, Deck Access, Pantry
Lot Size:	2.69 Acres	Living Room:	15'7" x 11'5" Wood Laminate, Fan, Porch Access
Taxes:	\$1862.35 (2018)	Bedroom:	11'5" x 11'1" Wood Laminate, Fan, Closet
Exterior:	Vinyl Siding	Bedroom:	11'5" x 10'3" Wood Laminate, Fan, Closet
Heating:	LP Forced Air	Bedroom:	11'5" x 10'6" Wood Laminate, Fan
Cooling:	Wall A/C	Bathroom:	7'3" x 8'2" Vinyl, Pedestal Sink, Tub/Shower, Linen Closet
Water Heater:	40 Gal/LP	Laundry Room:	5' x 4'10" Vinyl, Shelving
Roof:	Asphalt Shingle	<b>Basement:</b>	Lower level features a 24' (deep) garage, workshop, storage, half bath and exercise space. Pellet stove keeps everything
Garage:	Tuck-Under 1 Car		
Barn:	30' x 40'-Concrete		

**Items Included:** Range, Refrigerator, Microwave, Washer, Dryer, Barn Board Shelves in the Living Room, Pellet Stove, Basement Wooden Shelving & Cabinets w/Glass Fronts, Gates & Metal Panels that are part of the perimeter Fencing Only, Barn Stalls, Work Bench & Cabinets in the Barn

**Items Not Included:** TV Mounts, Freezer, 2-Mini Refrigerators, Panels & Gates that are not part of the perimeter fencing, Loafing Shed, Metal Clothing Rod in the Basement, Electric Fencer—note: (all the existing fencing wiring is staying, just not the part that you plug in that electrifies it all)

If you're dream is to live in town, but want to be out of town, your dream has just come true! Super comfortable 3BR/1.5BA home situated on 2.69 acres offers a comfortable life to the humans of your family along with the 4-legged ones! Updated kitchen with plenty of cabinets & counter-space, large & friendly living room with a nice big picture window to let the outside in! All ample sized bedroom with ceiling fans. Wood laminate flooring throughout makes cleaning a breeze. First floor laundry! In the lower level you'll find plenty of storage, hobby & exercise space along with a half bath. 40' barn with two stalls, two slider doors & a service door. Plenty of outdoor space as well. Take a look!



**Presented By:**

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