

# Country Feel + City Convenience

## S2786 County Road V~Reedsburg~\$524,900

### ***GOOD TO KNOW***

Square Footage: 2742 SF Approx.  
Taxes: \$3829.24 (2024)  
Lot Size: .93 Acre  
Roof: Asphalt Shingle  
Water Heater: 40 Gallon/Gas  
Gas Forced Air Heat /Central Air Conditioning  
Electrical Service: 200 AMP  
Exterior: LP Smart Side/Stone  
Garage: 1-Car Attached + Carport  
Outbuilding: 40' x 50' Concrete Floor



### ***ROOM DETAILS***

**Kitchen:** 13'2" x 12'2" Tile, Hickory Cabinetry  
**Dining Area:** 12'1" x 12'6" Wood, Sunroom Access  
**Living Room:** 25'9" x 14' Wood, Fireplace, Closet  
**Primary Bedroom:** 14' x 10' Carpet, Large Closet  
**Bedroom:** 11'1" x 10'3" Carpet, Closet, Built-Ins  
**Bedroom:** 14' x 10'6" Carpet, Closet, Built-Ins  
**Bathroom:** 14' x 10'6" LVP, Dual Vanity, Tub-Shower  
**Sunroom:** 10'8" x 10'5" Overlooks the Patio & Yard

#### ***LOWER LEVEL***

**Family-Recreation Room:** 27'6" x 27'1" Carpet & Tile, Wetbar, Fireplace, Large Island, Glass Front Cabinetry  
**Bathroom:** 8'1" x 6'8" Tile, Shower  
**Den/Hobby:** 16'3" x 14'10" Tile, Storage Shelving/Closet  
**Rec Room:** 24'11" x 16'5" Carpet, Walk-Out to Yard  
**Laundry Room:** 11' x 10'9" Wash Sink, Washer/Dryer Area

**Items Included:** Range, Refrigerator, Dishwasher, Lower Level Refrigerator, Window Treatments, Lower Level Bar Stools \*\*\*Cherry Wood Hutches Next to The Living Room Fireplace Are Negotiable\*\*\*

**Items Excluded:** Washer, Dryer, Air Hose Reel in Shed



Country feel with city conveniences just minutes away! Beautifully maintained 3BR/2BA ranch offers a kitchen w/hickory cabinetry & pantry that opens to the dining area w/wood floors & access to the relaxing sunroom. BIG living room w/hardwood flooring, fireplace & large window to let the outdoors in. Three good-sized bedrooms w/classic built-ins. Main bath features a dual vanity & unique sinks. Finished LL offers a family room w/wet bar, fireplace & large island perfect for dining, gaming or hobbies. Den, workout/game room, bath & utilities complete this level. Outside enjoy a great yard, large patio, attached garage, carport & a HUGE 40'x50' building for all your storage needs!

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