



Nature Lover's Delight!

S3256 Ableman Rd~Reedsburg~\$499,500

GOOD TO KNOW

Square Footage: 2156 SQ. FT. Approx.
Taxes: \$5051.55 (2024)
Lot Size: 11.08 Acres
Roof: Asphalt Shingle
Water Heater: 50 Gallon/Electric
LP Forced Air Heat
Central Air Conditioning
Electrical Service: 200 AMP
Exterior: Log & Stone
Year Built: 1987
Garage- 2+ Car Detached (24' x 30')

ROOM DETAILS

Kitchen: 19'9" x 15'11" Wood, Snack Bar, Wood Vaulted Ceiling, Skylights, Dining/Sitting Areas, Deck Access, Views!

Primary Bedroom: 15'5" x 14'1" Carpet, Fan, Closet, Bath Access

Bedroom: 13'2" x 9'7" Carpet, Closet

Bathroom: 12'3" x 9'6" Tile, Jetted Tub, Shower, Vanity

LOWER LEVEL

Sun Room: 11'6" x 17'8" Tile, Skylights, Access to Stone Patio

Living Room: 18' x 16'10" Wood, 2-Story, Gas Fireplace (Dual-Sided), Skylights, Sun Room Access

Family-Recreation Room: 19'7" x 18' Carpet, Wood Ceiling, Built-Ins, Fireplace (Dual-Sided with Living Room), Sink/Cabinets

Bedroom: 18'2" x 15'9" Carpet, Fan, Wood Beamed Ceiling, Closet

Bathroom: 6'1" x 5'4" Tile, Vanity, Shower

Utility Room: 19'8" x 9'8" Washer/Dryer, Storage Cabinets, Closet, Utility Sink

Items Included: Range, Refrigerator, Microwave, Dishwasher, Washer, Dryer, Book Shelves in Lower Level Family-Rec Room, Pond Equipment, Construction Material (in garage), Freezer, Water Softener

This 3BR/2BA log home is full of charm, warmth, and personality—inside and out. Step inside and feel instantly at ease in the 2-story living room with a cozy dual-sided fireplace that also warms the fun family/rec room. The sunroom is the perfect place to start (or end) your day, while the upper-level kitchen and dining area offer space to gather, cook, and enjoy the views from the deck. The primary bedroom has direct access to the bath and the outdoors—great for stepping out and enjoying that first cup of coffee with the birds. Outside? It's a nature-lover's dream come true. Meandering trails through the woods, native gardens, veggie beds, and a beautiful waterfall that leads you to the whimsical pond (and fish that come right up to say hello!). Watch the wildlife, soak in the scenery, and feel the stress melt away. Whether you're planting, wandering, or just relaxing—this place has that "ahhhh" feeling you've been craving.



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