

# A Super Home or Retreat!



## W3133 49th Street-Mauston~\$109,900

Lot Size:	2.04 Acres	Kitchen:	14' x 13'5" Tile, Desk Area, Tiled Counter-Tops, Pantry
Sq. Footage:	1200 SF Finished	Living/Dining:	23' x 22' Wood Laminate, Woodstove, Built-In Snack Bar
Taxes:	\$2438.71 (2016)	M. Bedroom:	11'6" x 11'5" Carpet, Ceiling Fan, Closet
Exterior:	Log/Wood	M. Bath:	7'5" x 5'7" Tile, Neo-Angle Shower, Pedestal Sink
Roof:	Asphalt Shingle	Bedroom/Den:	13'4" x 9' Carpet, Ceiling Fan, Closet
Garage:	4+ Car Detached	Bath:	5'8" x 5' Tile, Corner Shower, Pedestal Sink
Heating:	LP Forced Air/Elect.	Foyer:	7'8" x 5'7" Tile, Closets
Cooling:	Central Air		<u>Upper Level-Future Suite</u>
Water Heater:	50 Gal/Electric		Ready for you to finish into an awesome master suite!
Septic:	Mound System		Some of the work is done—bring your ideas!
Well:	Private Well		<u>Lower Level</u>
Electrical:	200 AMP		Finished walls & Ceiling, needs flooring. Large family/
Year Built:	2006		recreation space, storage/workshop, laundry room and a
Owner:	Moran		bath that's almost complete.

Included: Range, Refrigerator, Microwave, Wine Cooler, Wood Stove, Living Room TV & Speakers, Window Treatments, Counter Stools, Glass End Tables & Coffee Table. Most other items negotiable.

Close to Castle Rock lake & easy access to the interstate! Life is grand in this darling 2BR/2BA home resting on over 2 acres in a very private & pretty location. A perfect weekend retreat, or finish up the lower & upper levels for a more spacious year 'round home. Fall in love with the open floorplan featuring a very large kitchen, combination living/dining room with wood laminate flooring & a housewarming woodstove. Private main level master bedroom/bath and an additional bedroom that can double as a den if that's what you need. The upper level is partially finished to be a beautiful suite! Partially finished lower level too. Bring your ideas. MASSIVE garage that can hold more than 4 cars easily! Small pond and a nice yard for gardens & games. A deal!



### Presented By:

Julie Alibrando & The JulieSells Team!  
 RE/MAX Preferred—La Valle, Wisconsin  
 608-985-8484 Office  
 608-985-8474 Fax  
 Julie@JulieSells.com  
 www.JulieSells.com

