

## You CAN Afford to Buy!



### *304 W. Main Street~La Valle, WI ~ \$148,900*

Lot Size:	.30 Acre	Kitchen:	17'6" x 13' Vinyl, Snack Counter, Dining Area, Pantry
Sq. Footage:	1080 SF Approx.	Living Room:	17'3" x 13'7" Carpet, Ceiling Fan, Mill Pond View!
Taxes:	\$1790.20 (2022)	Bedroom:	11'6" x 11'3" Carpet, Fan, Closet, Bath Access
Exterior:	Vinyl Siding	Bedroom:	11'1" x 8'2" Carpet (No Closet)
Heating:	Gas Forced Air	Bedroom:	12'1" x 7'7" Carpet, Closet
Cooling:	Central Air	Bathroom:	14'1" x 6'5" Tile, Vanity, Tub-Shower Combination
Water Heater:	40Gal/Gas	Laundry/Entry:	14'10" x 7'6" Vinyl, House & Exterior Access
Garage:	28'x 30' (2+Car) Detached		
Foundation:	Crawl Space		

Included: Range, Refrigerator, Microwave, Washer, Dryer, Window Coverings, Tall Cabinet Next to the Refrigerator

What a fabulous starter or down-sizing spot to enjoy! It feels much bigger than it looks, so step inside & fall in love! A spacious eat-in kitchen is the heart of the home where friends & family can gather for good conversation and great shared with one another. The generous living room is a comfy spot to relax and enjoy the view of the Mill Pond across the street...this is how you unwind! All ample sized bedrooms for a good night's rest. Convenience is found in the laundry/mudroom where outdoor gear & dirty boots can land and the chore of doing the laundry isn't so bad. Invite guests to fun outdoor parties on the large rear deck and life is not only good...it's grand. The over-sized two car garage is a great spot for cars, bikes, atv's and general storage galore Everything fun in the Village of La Valle is within walking distance....ball park, food & drink, basketball court, The 400 Trail and more. This home just can't be beat for the money.

#### Presented By:

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