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R922  
 PRICE: \$89,900.00

ADDRESS: 780 West Side Drive  
 Richland Center, WI

Rooms: 6 Bedrooms: 3 Bath: 1 Gross Living Area: 1600  
 Basement/Finish: Full/No Finish Age: 75+/- Garage: 1 Car Built-In

Room Sizes:  
 Living Room 23' x 12'6" Bedroom 12'4 x 10'4 w/Cl  
 Kitchen 18' x 12' Bedroom 11'9 x 10'4 w/Cl  
 Dining Room 15'6 x 11'1 Bedroom (up) 35' x 10'8 w/Cl

Design: 1 1/2 Story Construction: Frame Exterior Siding: Vinyl  
 Heating/Cooling: HE Forced Air Gas (2010)/Central Air (1989)  
 Porch/Patio/Deck: Covered Porch, Wood Deck  
 View: Good Lot Size: 100' x 420' Electric: 100 Amp Breakers  
 Taxes: \$2,565.39 School District: Richland Possession: At Closing  
 Items Included: Window Coverings

- Stove, Refrigerator, Washer & Dryer are not included but are negotiable

50 Gallon Water Heater (2008)

Average Monthly Gas Bill - \$57.00 (\$684/year)



### West Side Story

Nice, older home with addition built in 1972 offers 3 bedrooms and a full bath. This is a well cared for home with nice sized rooms, attractive kitchen with snack bar and eat in dinette area in addition to the formal dining room. Some oak flooring under existing carpet. House was resheated and roofed approximately 10 years ago. Enjoy the lengthy views overlooking the city from the covered front porch or side deck. All this on an oversized (nearly one acre) lot. Come see for yourself.

The above information is considered reliable but not guaranteed by Marshall Agency Realtors.



