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R889  
 PRICE: \$124,900.00

Address: 816 Hillsborough Ave  
 Hillsboro, WI 54634

Rooms: 7 Bedrooms: 3 Bath: 2 up/1 Dn Gross Living Area: 1984  
 Basement: Full/1600 Square Feet Finish  
 Age: 60+/- Garage: New 2 Car Attached & 2 Car Detached & Huge Driveway

Room Sizes:

|           |               |          |               |              |           |
|-----------|---------------|----------|---------------|--------------|-----------|
| Living Rm | 21' x 16'9"   | Bedroom  | 12'9" x 12'   | Bar Rm(LL)   | 22' x 17' |
| Kitchen   | 15' x 14'     | Bedroom  | 12'6" x 12'   | Rec Rm(LL)   | 24' x 24' |
| Dining Rm | 14'6" x 11'3" | Bedroom  | 12'6" x 11'5" | ¾ Bath       |           |
| Dinette   | 10'4" x 9'    | Sun Room | 14' x 12'     | Utility Area |           |

Design: Ranch Construction: Concrete Block & Brick Fireplace: Gas  
 Heating/Cooling: HE Forced Air Gas (04/22/2008)/Central Air  
 Porch/Patio/Deck: Heated Sun Room (not included in Sq. Ft.) & Rear Patio  
 View: Average Lot Size: 110' x 165' Electric: 200 Amp Breakers  
 Taxes: 2012 - \$4,970.15 School District: Hillsboro Possession: Negotiable  
 Items Included: Window Coverings, Built In Dishwasher  
 Items Not Included: 2 - Wood Trellis

\*6 year old appliances negotiable – stove, refrigerator, washer, dryer  
 \* Roof – 2006



**THEY DON'T BUILD THEM LIKE THIS ANYMORE**

Quality constructed house with 3 bedrooms, 3 baths, spacious room sizes, plenty of closets & storage and lots of basement finish. Many recent improvements: roof, windows, ceramic counter, furnace, bathroom, many floorings and more.

Enjoy bright & cheery days on your patio or relax in your oversized Rec Room and bar area when the weather doesn't cooperate. Large lot, immaculately landscaped plus plenty of yard, garden area including raised beds.

Convenient location in nice neighborhood close to school and pool. For the handyman there is garage and shop area galore plus the 2 car detached garage has an upstairs 2 bedroom rental unit (\$400/month – tenant pays all utilities) or mother-in-law quarters.

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

