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IMPRESSIVE RURAL VALUE

Extremely well cared for 14 year old home with 4 bedrooms and 3 bathrooms. Main floor laundry/pantry room, vaulted ceiling in the large windowed Living room, Dining Room, Kitchen area. Spacious master bedroom with full bath and walk in closet. Quality Lower level finish includes Rec Room with kitchenette, 4th bedroom and foyer entry/office area with insulated floor – could be a nice mother-in-law quarters. 30'x48' 2001 pole shed – part concrete floored, electric and water. Bring your toys, tractor or critters. Impressive panoramic, scenic, pastoral views. AM or PM you will enjoy from all the windows, decks or patio. Just over 10 acres for hobby, gardening or recreational.

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

R959
 PRICE: \$199,900.00

Address: 27955 Brown Church Dr
 Bear Valley, Wi

Rooms: 7up/3dn Bedrooms: 3up/1dn Bath: 2up/1dn Total Living Area: 2480
 Basement/Finish: Full - Front Exposed & walk out 800 Sq. Ft. Finish
 Age: 14 Garage: 2 Car Built In with opener

Room Sizes:

Living Room	23'4 x 15'6	Bedroom	15'2 x 14'2 w/walk in CI
Kitchen	12' x 11'6	Bedroom	11'8 x 11'8 w/CI
Dining Room	11'6 x 11'6	Bedroom	11'8 x 11'5 w/CI
Pantry/Utility	7'6 x 5'4	LL Bedroom	10'10 x 10'4 w/CI
LL Rec Room	24' x 15'	LL Foyer/Entry	7'8 x 15'

Design: Raised Ranch Construction: Frame Exterior Siding: Vinyl/Brick
 Heating/Cooling: High Efficiency Forced Air Gas/Central Air
 Porch/Patio/Deck: Front 12'x24' & Rear 12'x12' Deck, 12'x24' Concrete Patio
 View: Good Lot Size: 10.17 Acres Electric: 200 Amp Breakers
 Taxes: 2013-\$3,960.59 School District: River Valley Possession: Negotiable
 Items Included: Window Coverings, White basement storage cabinets, Garage work bench, Water softener, Built in dishwasher & microwave
 Items not Included but Negotiable: Stove, Refrigerator, Washer, Dryer

Roof is 3 Years old Metal Standing Seam
 Heating Costs – 800 gallons contract annually – includes water heater & clothes dryer



