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R993
 PRICE: \$295,000.00

Address: 33305 Oak Street
 Lone Rock, WI 53556

Rooms: 11 Bedrooms: 3+ Bath: 3 1/2 Gross Living Area: 3447
 Basement/Finish: Partial Finish (walls are paneled) plus 3rd full bath
 Age: Varied Garage: Heated 3+ car detached garage with large shop area(s)
 Outbuildings: 32'x60' Metal Shed w/Concrete floor & partially insulated,
2 Story Barn 16' x 30', Potting Shed, Silo with electric and 2nd level loft

Room Sizes:

Living Room	27'8 x 16'	Master Bedroom	27'8 x 15'6
Kitchen	17' x 15'6	Bedroom	13'9 x 12'
Dining Room	15' x 15'	Bedroom	14'6 x 11'6
Office	22' x 7'6	Laundry Room	9' x 8'
Entry	7'6 x 6'	Bar Area (wet)	12' x 7'6
Sun/Family Room	16'10 x 15'6	L-Shaped Reading Rm	17' x 7'6

Design: 2 Story Construction: Frame Exterior Siding: Vinyl
 Heating/Cooling: 2 High Efficiency Forced Air Gas Furnaces/Central Air
 Lot Size: 16.94 Acres Electric: 200 Amp Breakers – 3 services w/central shut off
 Taxes: 2015-\$ 2,976.38 School District: Richland Center Possession: At Closing
 Items Included: 2 oak bookcases in Living Room, Bar Refrigerator with compressor,
Window Coverings, Refrigerator, Washer, Dryer, Garage Work Bench, Water Softener



Talk about Nice... Completely remodeled, spacious older home with large new addition (2003). Almost everything is less than 13 years old. Large foyer areas on both floors. Impressive staircase. Spacious kitchen – Corian tops, newer appliances, all the bells and whistles. Full (dry) basement partially finished with 3rd full bathroom. 16.94 acres for hobby plus impressive garage and outbuildings. 13.62 tillable acres currently rented. Located seconds from the Wisconsin River and public boat landing – plus lots of state land to hunt nearby.

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



