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CITY CONVENIENCE EDGE OF TOWN SERENITY

L-Shaped Ranch in newer developed subdivision on an oversized lot with Pine River frontage. Friendly open layout offers vaulted ceilinged living room, dining/family room area, oak cabineted kitchen with recent flooring, main floor utility conveniently located off the kitchen and garage. 3 bedrooms with the master bedroom having a large closet and master bath with 4'10" walk in shower. Full basement is laid out with large L-Shaped Rec Room plus a Den/Guest Room with closet and a nice ¾ bath. Basement also has plenty of storage area with shelving and work shop area. The entire basement has suspended tile ceiling. 3 car attached garage. Plenty of landscaped (105' frontage) yard plus a wildlife sanctuary out the back patio that runs all the way to the Pine River. Low maintenance Exterior and low energy costs. The one works for family or retirement. Call Today.

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

R1025
 PRICE: \$207,000.00

ADDRESS: 1590 Wedgewood Dr
 Richland Center, WI

Total Rooms: 7 Bedrooms: 3+ Bath: 3/2 Main Floor & 1Lower
 Gross Finished Living Area: 2268/1568 Main Floor & 700 Lower Level
 Basement/Finish: Full/700 Square Feet Finished
 Age: 19 Garage/Carport: 3 Car Attached w/ 2 Openers

Room Sizes:
 Living Rm 17'7 x 13'7 Bedroom 14' x 11'4 w/Walk In Cl & Bath
 Dining Rm 12' x 13'6 Bedroom 11'3 x 11'
 Kitchen 11' x 13'6 Bedroom 11' x 11'
 Family Room 13'3 x 10' Rec Room (LL) 27' x 20'
 Den (LL) 12'9 x 12'9

Design: L-Shaped Ranch Construction: Frame Exterior Siding: Vinyl
 Heating/Cooling: High Efficiency Forced Air Gas/Central Air
 Porch/Patio/Deck: 14' x 12' Concrete w/Railings & Front Covered Porch
 View: Great Lot Size: 1.36 Acres Electric: 100 Amp Breakers
 Taxes: \$ 4,080.46 School District: Richland Center Possession: At Closing
 Items Included: Window Coverings, Micro-hood, Stove, Refrigerator, Lower Level Peg Board and Hanging Shelving, Battery Back Up for Sump Pump

Roof – 2013+/-
 We Energies currently monthly budget amount - \$ 46.00



