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 RICHLAND CENTER, WI 53581  
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R1017  
 PRICE: \$ 189,900.00

Address: 535 S. Cairns Avenue  
 Richland Center, WI 53581

Rooms: 7 up & 2 dn Bedrooms: 3 up Bath: 2 up & 1/2 dn Living Area: 1988  
 Basement/Finish: Full/800 Square Feet Finished  
 Age: 52 (1966) Garage: 2 car heated built in plus Shop Room

Room Sizes:

Living/Dining Room	28' x 14'8	Bedroom	14'10 x 14'7 w/2 cl
Kitchen	16'2 x 14'2	Bedroom	12' x 11' w/cl
Family Room	16'2 x 15'6	Master Suite	18'10 x 14'2
LL Rec Room	28'6 x 13'	LL Office	14' x 15'

Design: Bi-Level Construction: Frame Exterior Siding: Wood & Stone  
 Heating/Cooling: 2 High Efficiency Forced Air Gas 18 & 3 yrs/Central Air 18 yrs  
 Porch/Patio/Deck/Fireplace: Front Porch, 3 Season Porch, Deck, Wood Fireplace  
 View: Good Lot Size: 160' x 113' Electric: 200 Amp Breakers  
 Water Heater: 50 Gallon Electric-2018 Roof: Rear & Addition 2 Yrs/Front 12 Yrs  
 Taxes: 2017-\$3,535.43 School District: Richland Center Possession: At Closing  
 Items Included: Window Coverings, Stove, Refrigerator, Built In Dishwasher, Garbage Disposal & Micro-hood, Washer & Dryer  
 Items Not Included: Water Softener (Culligan Rental)

We Energies current monthly budget amount - \$73.00



**Family Friendly**

Spacious, well built home on double lot in desired neighborhood. 3 bedrooms, 2.5 baths, excellent storage and closet space in this nearly 2800 square feet of finished area.

Delightful 3 Season Porch (Insulated 20' x 16') plus a 20' x 11' deck and an open front porch.

2 gas furnaces (one for each level), Central Air and an attractive Fireplace.

You need to see this one to fully appreciate.

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





