



LEE A. MARSHALL, BROKER  
 180 W. SEMINARY ST.  
 RICHLAND CENTER, WI 53581  
 608-647-6371 FAX 608-647-6372

WWW.MARSHALLAGENCYREALTORS.COM

R1040  
 PRICE: \$ 119,500.00

Address: 463 N. Jefferson Street  
 Richland Center, WI 53581

Rooms: 8 Bedrooms: 4 Bath: 2 Gross Living Area: 1720  
 Basement/Finish: 50% Partial/No Finish  
 Age: 70+ Garage: 2 car Attached – 16' metal door w/opener plus 2<sup>nd</sup> floor storage

Room Sizes:

Living Room	15' x 17'	Bedroom	15' x 14' w/Cl
Kitchen w/Dinette	17'2 x 8'9	Bed/Den	15' x 8'7 w/Cl
Dining Room	13'2 x 12'6	Bedroom	10'10 x 15'
Utility	7'3 x 3'6	Master (Up)	28' x 12'

Design: 1 1/2 Story Construction: Frame Exterior Siding: New Vinyl (2018)  
 Heating/Cooling: New High Efficiency Forced Air Gas (2018)/New Central Air (2018)  
 Porch/Patio/Deck/Fireplace: Covered Porch & 18' x 10' Wood Deck with Built-in Seat  
 View: Average Lot Size: 66' x 132' Electric: 200 Amp Breakers  
 Taxes: 2017-\$ 1,547.90 School District: Richland Center Possession: At Closing  
 Items Included: Window Coverings, Stove, Refrigerator, Stackable Washer/Dryer,  
1 Electric Fireplace

We Energies 2017 monthly budget amount - \$ 54.00 (only main floor occupied)



Comfortable, low maintenance 4 bedroom, 2 bath home with 2 car attached garage. Main floor bedrooms, bath and laundry. Oversized master suite upstairs includes new bathroom with walk in shower. Living room addition built in 1989. Patio doors off kitchen to nice deck. New vinyl siding, & windows, new entry doors, new furnace, central air and water heater and updated electric. Lots of remodeling completed including painting and flooring. Large back yard.

Substantially rehabbed in 2018 by Neighborhood Housing Service. This home is only available for purchase by qualified low income households at or under 80% area Median income for Richland County. Down payment assistance available to qualified applicants.

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



