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R1043
 PRICE: \$94,900.00

Address: 405 Sunset Lane
 Richland Center, WI 53581

Rooms: 6 Bedrooms: 3 Bath: 1 Gross Living Area: 1170
 Basement/Finish: Full/No Finish
 Age: 1937 Garage: 2 Car Detached plus 2+ Car Shed

Room Sizes:

Living Room	14'9 x 13'	Bedroom	11'9 x 10'5 w/Cl
Kitchen w/Dinette	14' x 10'	Bedroom	10'5 x 9'1 w/Cl
		Bedroom (Up)	16' x 22' w/Cl

Design: Cape Cod Construction: Frame Exterior Siding: Vinyl
 Heating/Cooling: New High Efficiency Forced Air Gas (2019)/Central Air
 Porch/Patio/Deck/Fireplace: Front & Side Enclosed Porches
 View: Average Lot Size: .55 acres Electric: 100 Amp Breakers
 Taxes: 2018-\$ 1751.71 School District: Richland Center Possession: At Closing
 Items Included: Stove, Refrigerator, Washer, Dryer, Chair Lift, Freezer, Window Coverings
 Items Not Included: Water Softener (rental)

10/2012 40 Gallon gas water heater



Affordable 3 Bedroom Cape Code with lots of garage room for vehicles, storage, hobby or recreation.

Cozy layout with reasonable closet space, built in cabinets and some oak hardwood floors. Attic storage room and full basement. Numerous window upgrades and a new natural gas furnace. 1/2 of the house roof is recent.

Large surfaced driveway area. 24'x30' 2 car garage plus a 24' x 31' shed with 9'x7'and 11'x11' doors. Large lawn (over half an acre) – great play or garden area. No sidewalks to maintain.

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



