



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

WWW.MARSHALLAGENCYREALTORS.COM



PRIVATE PARADISE

Spacious 2 Story custom built home with 3-4 bedrooms and 3 baths. Patio, Decks and 2 porches (1 screened) from which to relish nature and abundant wildlife. A Pine River Branch and the Pine River (trout fishing and kayaking opportunities) meander thru the property. 10.5 acres and zoned Ag-Forestry (grandfathered) offers many options on how to enjoy this property.

Call to schedule a private showing to view the many custom features of this home.

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

R1059
 PRICE: \$285,000.00

Address: 13211 Quarry Drive
 Hillsboro, WI 54634

Rooms: 7 Bedrooms: 3-4 Bath: 3 Gross Living Area: 2384
 Age: 12 Years (2007) Garage: 1 Car Attached

Room Sizes:

Great Room	20' x 17'	Bed/Game Room-up	14' x 13'
Kitchen	15' x 14' w/Snack Bar	Bed/Log Cabin Theme-up	12'6 x 12'
Master Suite	14'6 x 12' w/Bath	Upstairs Large Sitting Areas	
Bedroom	12' x 11'8		
Utility	7' x 5'		

Design: 2 Story Construction: Custom Frame Exterior Siding: Wood & Stone
 Heating/Cooling: HEFAG/Central Air
 Porch/Patio/Deck/Fireplace: 2 Porches, Patio, Decks
 View: Impressive Lot Size: 10.5 Acres Electric: 200 Amp Breakers
 Taxes: 2018-\$ 3,167.52 School District: Richland Possession: At Closing
 Items Included: Window Coverings, Stove, Refrigerator, Hearthstone Wood Stove and Pot Bellied Stove (decorative not operational)
 Negotiable Items: Most of the personal property/furniture on site

Septic is a 3 bedroom At Grade system. Part of the property is floodplain but not the buildings.



