



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

WWW.MARSHALLAGENCYREALTORS.COM

R1085
 PRICE: \$ 119,900.00

Address: 13498 Rolling Rock Rd
 Blue River, WI 53518

Rooms: 7 Bedrooms: 3-4 Bath: 1 1/2 Gross Living Area: 1568
 Basement/Finish: Full/No Finish Interior & Exterior Access
 Garage: 1+ Car Detached (9' x 7' door with opener)

Room Sizes:

Living Room	14' x 13'	Bedroom (up)	13'3 x 13'6 w/Cl
Kitchen	13' x 10'2	Bedroom (up)	13' x 10'7 (no Cl)
Dining Room	13'8 x 13'	Bedroom (up)	13'4 x 10'4 w/Cl
Den/Bed	10' x 10'6 w/Cl		

Design: 2 Story Construction: Frame Exterior Siding: Vinyl
 Heating/Cooling: HE Forced Air Gas (06/12/2017)/Central Air
 Porch: Enclosed Back Porch and Open Front Porch
 View: Lengthy Lot Size: 2 Acres Electric: 200 Amp Breakers
 Taxes: 2020-\$1,361.55 School District: Richland Possession: At Closing
 Items Included: Stove, Refrigerator, Washer, Dryer, Window Coverings, Water Softener (condition unknown)

Septic – 1974 3 Bedroom Conventional
 Zoning – Ag./Forestry (Grandfathered)



Country Living – Quiet Ridge setting in Five Points Area. Solid 2 Story home, 3-4 bedroom, 1 ½ bath with many recent updates. This home has some character – original woodwork and floors, etc. Full bath upgraded. Recent vinyl windows (insulated glass), vinyl siding (5+/- years old). Plumbing and electrical updates. Recent furnace. Full basement.

The 2 acre property is gently sloping and about ½ wooded.

Just a little paint and putter and you've got a real keeper.

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



