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R1099
 PRICE: \$199,900.00

Address: 1240 Ithaca Rd
 Richland Center, WI 53581

Rooms: 10 Bedrooms: 3-5 Bath: 2 Gross Living Area: 1977
 Basement/Finish: Partial/No Finish
 Age: 100+/- Garage: 2 Car Attached with Opener plus 40'x70' Shed

Room Sizes:

Living Room	15' x 15'	Bedroom (up)	15' x 15'6 w/Cl
Dining Room	12' x 15'	Bedroom (up)	12'x 11' w/Cl
Kitchen	11' x 11'	Bedroom (up)	11' x 11' w/Cl
Sitting Room	11' x 10'5	Den/Bed	12' x 10'6 no Cl
Utility	8' x 12'	Den/Bed	11' x 9' no Cl

Design: 2 Story Construction: Frame Exterior Siding: Wood & Aluminum
 Heating/Cooling: HE Forced Air Gas Furnace (2002)/Central Air Roof: 12 Years Old
 Porch/Patio: Covered Porches, Breezeway, Large Fenced Patio w/Fire Ring
 View: Average Lot Size: 2.4+/- Acres Electric: Breakers
 Taxes: 2020-\$ 3,485 School District: Richland Center Possession: At Closing
 Roof: 12 Years Old

Built Ins: Garbage Disposal, Dishwasher, House Vacuum, Garage Door Opener
 Items Included: Window Coverings, Stove, Refrigerator, Washer, Dryer, Water Softener
 Items Not Included: Wood Stove in Shed

We Energies monthly budget amount - \$ 58.24 (includes gas water heater (2019) usage)



Nice 2 Story home with ample storage and a functional layout that includes a main floor with dining room, living room, kitchen, sitting room, utility room, bath and 2 rooms for bedrooms or den/office. Upstairs offers 3 bedrooms another full bath and a foyer area. Covered porches, fenced large rear patio with fire ring, breezeway to a 2 car attached garage with opener. Tremendous edge of town location with large 2+ acre lot with room for garden, play area and more. Property also has an outstanding 40' x 70' insulated & heated shed with 1/2 bath. Don't wait – call today to schedule a personal viewing and this could be your home for years to come.

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

