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R1108  
 PRICE: \$ 159,900.00

Address: 1095 Valley View Dr  
 Richland Center, WI 53581

Rooms: 7 Bedrooms: 3 Bath: 1 1/2 Gross Living Area: 1352  
 Basement/Finish: Full – Poured Walls/330 Square Feet Finished  
 Age: 57 Garage: 1 Car Built In w/Opener & Recent Door

Room Sizes:

Living Room	18' x 12'	Bedroom	14' x 11'6 w/Cl
Kitchen	15' x 8'	Bedroom	11'6 x 10' w/Cl
Dining Room	12' x 11'	Bedroom	11' x 8' w/Cl
Family Rm/Sun Rm	19' x 16'	Rec Room LL	30' x 11'

Design: Raised Ranch Ext. Siding: Masonite Roof: 2018 Composition  
 Heating/Cooling: Gas Hot Water Baseboard (2000)/Central Air (2018)  
 Water Heater: Gas 40 Gallon (2019) Deck: Nice Rear Wood Deck  
 View: Average Lot Size: 66' x 132' Electric: 100 Amp Breakers (updated)  
 Taxes: 2021 - \$ 3,334.66 School District: Richland Possession: At Closing  
 Items Included: Dining Room Swag Light, Window Coverings, Microwave, Side by Side Refrigerator, Stackable Washer & Dryer, built in Range, Oven & Dishwasher  
 Items Not Included: Culligan Water Softener - Rental

We Energies current monthly budget amount - \$ 88.08 (heat & hot water)



Talk about nice. Well cared for 3 bedroom, 1 1/2 bath home with updated kitchen & family room/sun room addition (2001), spacious rooms, vaulted ceiling and endless recent upgrades included insulated windows and doors. Full basement with spacious rec room, lots of great storage and closet space.

Laundry hook ups on main floor and on lower level.

Full lot in an edge of town hillside setting on dead end street in requested city subdivision. Enjoy wildlife & scenic views year round.

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



