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R1107
 PRICE: \$ 243,900.00

Address: 26200 Arnell Drive
 Richland Center, WI 53581

Rooms: 7 Bedrooms: 3 Bath: 1 1/2 Gross Living Area: 1372
 Basement/Finish: Nearly Full/330 Square Feet Finished – Rec Room w/Cedar Closet
 Age: 10-44 Years Garage: 2+ Car Garage Detached

Room Sizes:

Living Room	16' x 12'	Bedroom	9'7 x 12'
Kitchen	16' x 12'	Bedroom	11'3 x 8'
Dining Room	17' x 8'	Bedroom	13'3 x 11'8
Family Room	14' x 13'	Rec Room LL	22' x 14'6

Design: Ranch Construction: Frame Ext. Siding: Vinyl
 Heating/Cooling: HE Forced Air Gas (2006)/Central Air (2019)
 Patio/Deck/Fireplace: Front Deck, Rear Patio & Gas Fireplace (2012)
 View: Average Lot Size: 1.7 Acres Electric: Breakers
 Taxes: 2021 - \$ 2,495.33 School District: Richland Possession: At Closing
 Items Included: Window Coverings, Stove, Refrigerator, Washer, Dryer, Gun Safe,
2 Area Rugs (Family/Dining Rooms), Sump Pump Battery Backup
 Items Not Included: Culligan Water Softener (Rental)
 Negotiable Items: Recumbent Cross Trainer, Desk in Garage

We Energies monthly budget amount - \$72.88 (includes gas water heater & clothes dryer)



Very nice 3 bedroom, 1 1/2 bath Ranch home with 2+ car garage. This home has all the bells and whistles. Recently remodeled baths and kitchen with custom Shaker style birch Amish cabinets with granite countertops, attractive backsplash, built in micro-hood, dishwasher and disposal. Vinyl siding, windows, roof, composite deck and the patio are all updated. This home's interior has many recent improvements - from trim to attractive 3 panel doors. Family room addition in 2012 has a gas fireplace. Dry basement partially finished with nice rec room and cedar closet. The garage is 2 car (24' x 26') with a 14' x 18' rear addition. Nice 1.7 acre lot that is partially fenced (vinyl panels and chain link) and pet and child friendly. Super location seconds from town.

The above information is not guaranteed by Marshall Agency Realtors

