

Residential
845752 Active

E4882 760th Ave.
Menomonie, WI 54751

L\$199,900



Type: Single Family
Style: 2 Story
Bedrooms: 3
Full Baths: 2
Partial Baths: 0
Lot Size:
Acreage: 5.00
Apx Fin AG: 2,000
Apx Fin BG: 0
Apx Fin SQFT: 2,000
Manufactured: No

County: Dunn
Area: 16 - Menomonie Schl/Out
School Dist: Menomonie
Garage Cap: 2
Garage Type: Attached
Year Built: 1999
Taxes: \$3898.98
Tax Year: 2010
Tax ID: 032-1092-09-010
Waterfront: No
Condo: No

Virtual Tour:

Association:
Assoc. Fee:

Common:
Restrictive Cov:

Area 2:
Twp: Sherman

Home Dim:

Wtr Frnt Type:
Lake/River Name:
Lake Size:
Waterfront CF:

Wtr Frnt Ft:
Own Frntg:
Deeded Access:

Seasons:
Easement:
Lake Depth:

ROOM	LEVEL	EST SIZE	FLOOR	ROOM	LEVEL	EST SIZE	FLOOR
Living Rm	M	20 X 27		BR 1	M	10 X 11	
Kitchen	M	13 X 18		BR 2	M	13 X 13	
Dining Rm				BR 3	U	18 X 21	
Dining Area	M	13 X 9		BR 4			
Family Rm				BA 1	M	7 X 12	
Laundry	L			BA 2	U	9 X 10	
Office				Other			

Included: Refrigerator, Oven/Range
Excluded:

Basement: Full
Driveway: Gravel
Fireplace: One
Fuel Source: Lp Gas
New Const:
Outbuilding:
Sewer: Septic-Mound
Water: Well-Drilled
Exterior: Vinyl

Cooling: Central
Electric: Circuit Breaker
Foundation: Poured
Heating: Forced Air
Occupancy: At Closing
Patio/Deck: Deck-Wood, Porch-Open
Showing: Lockbox-Electric, Use Book a Showing, Sign-on Property
Water Heater: Electric
Zoning: Residential

Directions: I-94 Exit 41: Hwy 25 North of Menomonie approx. 3 miles to 760th Ave., then West 1/2 mile.

Remarks: Spacious home w/open floor plan, vaulted ceiling, master bdrm w/jacuzzi tub. lg kitchen & living rooms - great for entertaining. Basement walls are insulated and ready to be finished! Priced to sell! Was previously priced at \$219,900 w/10acres...Seller has reduced price and acreage...pending town approval for dividing land.

Legal: CSM 2098 v. 9, page 48

Apx Unfin AG: 0
Apx Unfin BG: 1,500
Apx Unfin SQFT: 1,500

Condition Report: Yes
Access Feat Rpt:

Seller Financing:
Seller Fin Remarks:

Prepared by: TRAVIS LEE
LEE REAL ESTATE & AUCTION SERVICE
E4530 490TH AVE.
MENOMONIE, WI 54751
leerealestateauction.com

Email: travlee@leerealestateauction.com
Off. Ph#: 715-235-9200
Preferred Ph#: 715-235-9200
Certs:

Not guaranteed. Information provided by NW WI MLS is compiled from 3rd party source.
Neither NW WI MLS, the listing broker or its agents or subagents are responsible for its accuracy.
PRESENTING AGENT MAY NOT NECESSARILY BE THE LISTER.02/10/2012 5:29 PM