

Residential
826402 Active

E4526 473 Ave
Menomonie, WI 54751

L\$230,000



Type: Single Family
Style: 1 Story
Bedrooms: 4
Full Baths: 3
Partial Baths: 0
Lot Size:
Acreage: 0.75
Apx Fin AG: 1,625
Apx Fin BG: 1,375
Apx Fin SQFT: 3,000
Manufactured: No

County: Dunn
Area: 16 - Menomonie Schl/Out
School Dist: Menomonie
Garage Cap: 2
Garage Type: Attached
Year Built: 2006
Taxes: \$3842.75
Tax Year: 2009
Tax ID: 016-1177-04
Waterfront: No
Condo: No

Virtual Tour:

Association:
Assoc. Fee:

Common:
Restrictive Cov:

Area 2:
Twp: Menomonie

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	18 X 14	Carpet	BR 1	M	15 X 14	Carpet
Kitchen	M	16 X 12	Linoleum	BR 2	M	11 X 11	Carpet
Dining Rm	M	12 X 9	Linoleum	BR 3	M	12 X 11	Carpet
Dining Area				BR 4	L	15 X 14	Carpet
Family Rm	L	24 X 15	Carpet	BA 1	M	9 X 6	Linoleum
Laundry	M	9 X 6	Linoleum	BA 2	M	7 X 6	Linoleum
Office				Other	L	15 X 15	Linoleum

Included:
Excluded:

Basement: Full, Fully Finished
Driveway:
Fireplace:
Fuel Source: Natural Gas
New Const:
Outbuilding:
Sewer: Septic-Mound
Water: Well-Drilled
Exterior: Vinyl

Cooling: Central
Electric: Circuit Breaker
Foundation: Poured
Heating: Forced Air, In-Floor
Occupancy: At Closing
Patio/Deck: Deck-Wood
Showing: Lockbox-Electric, Use Book a Showing
Water Heater:
Zoning:

Directions: South end of Menomonie on State Hwy 25 to Woodland Terrace (483rd Ave) continue streight at the first stop sign, to 473rd Ave. take a right on 473rd, 3rd house on the left.

Remarks: Country living minutes from town, 4 bedroom home w/3 full bathrooms, trimed in pine with solid core pine doors, large kitchen w/knotty Alder cupboards and built in hutch. Kitchen is furnished with Fridgidaire Stainless appliances. Basement is fully finished and includes a 15' x 15' bar room w/carsiding and wet bar and lg. family/play room. Home is located on a very quiet culdesac w/ a lg. horse pasture in the back yard.

Legal: Lot 3 Solbakken addition

Apx Unfin AG: 0
Apx Unfin BG: 0
Apx Unfin SQFT: 0

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 5:27 PM