

# A Fabulous Find!



## 436 La Valle St.~Reedsburg~\$132,500

Sq. Footage:	1212 SF Approx.	Kitchen:	11'4" x 10' Hardwood, Recessed Lighting, Stainless Appliances, Dining Room Access
Lot Size:	.50 Acre	Living Room:	21'9" x 15'7" Hardwood, Open Staircase, Original Millwork & Pillars, Foyer
Taxes:	\$2398.35 (2018)	Dining Room:	13'7" x 11'2" Hardwood, Kitchen Access
Exterior:	Vinyl Siding	Bedroom:	10'9" x 9'2" Hardwood, (Could Also Be an Office)
Heating:	Gas Forced Air (2018)	1/2 Bath:	Vinyl Flooring, Pedestal Sink
Cooling:	Central Air (2018)	<u>Upper Level</u>	
Water Heater:	(2018)	Bedroom:	15'5" x 11' Carpet, Built-In Drawers, Closet
Electrical:	200 AMP	Bedroom:	12'9" x 11'4" Carpet, Fan, Closet, Walk-In Closet
Roof:	Asphalt Shingle	Bathroom:	12'1" x 5'5" Vinyl, Vanity, Tub/Shower, Linen Storage, Make-Up Area
Garage:	2+ Car (32' Deep)		

**Included:** Range, Refrigerator, Microwave, Dishwasher, Fencing

**Not Included:** Window Curtains, Washer, Dryer

Fall In Love! This well cared for Vintage home provides that warm feeling only an older home can, but also offers features for today's lifestyle. Updated kitchen with plenty of cabinets and abundant food prep surfaces. The dining room is large enough for friends & family to enjoy meals with one another. Spacious living room is the place where you'll find yourself kicking off your shoes and settling in for some superb relaxation. Convenient main level laundry facilities! Two generous upper level bedrooms with incredible built-in storage & closet space. Over-sized two car garage means you'll never be short on room for cars, bikes & gardening tools. Large yard and easy access to the 400 Trail!

### Presented By:

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