

For More Information or To Request A Showing:

**RE/MAX Preferred**

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## A Comfortable Lifestyle!



### E7173 Eagle Ridge Ct.-Reedsburg \$254,900

Sq. Footage:	2400 SF Approx. 2 Levels	Kitchen:	11' x 10'8" Vinyl, Snack Counter, Large Pantry w/Pull-out shelves, Lazy Susan's
Taxes:	\$2998.86 (2007)	Dinette:	11'4" x 10'8" Carpet, Built In China Cabinet & Drawers, French Door To Deck
Exterior:	Vinyl Siding	Living Room:	19'5" x 16'2" Carpet, Open to Dinette
Heating:	NG Forced Air	M. Bedroom:	13' x 13' Carpet, Fan, Walk In Closet
Cooling:	Central Air	M. Bath:	9'5" x 5' Vinyl, Vanity, Full Bath
Electrical:	200 AMP Service	Bedroom:	12'6" x 12'10" Carpet, Fan, Large Closet
Septic:	Mound System	Bath:	9'6" x 4'10" Vinyl, Vanity, Full Bath
Well:	Private Well	Den/Office:	9'3" x 6'8" Carpet, Closet,
Water Heater:	52 Gallon/Electric	<b>Lower Level</b>	
Roof:	Asphalt Shingle (2006)	Rec Room:	26'8" x 22'7" Carpet, Wet Bar
Garage:	2 Car Attached	Utility Room:	25'9" x 26'7" Washer/Dryer Hook-Ups, Great storage, hobby or work out area.
Year Built:	1988	Bath:	8'7" x 5'7" Carpet, Vanity, Shower
Owner:	Suemnicht		<b>All measurements are approximate. Information from sources deemed reliable but not warranted. Buyers are urged to independently verify all information.</b>
Included:	Range, Refrigerator, Microwave, Dishwasher, Washer, Dryer, Window Treatments, De-Ionizer (water system), Pool Table, Push Behind Mower, Lawn Tractor, Golf Cart		

The WOW Factor is right here the moment you drive up & see the beautifully landscaped grounds of this 2-3 bedroom home on the Golf Course in Reedsburg. Large & bright main level living room opens to the dinette complete w/French doors to the deck. Well designed kitchen w/an abundance of cabinets, pantry, snack counter & more. Main level master bed/bath provides needed privacy. Finished lower level includes a recreation/family room area with a wet bar. 2+ car garage w/room & a special door to drive your golf cart right in!