



Celebrate Nature!



S1465 McKinney Road, La Valle, WI

\$389,500

Presented By:

The JulieSells Team!

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Visit: www.JulieSells.com for a complete photo tour



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Main Floor

Kitchen: 12'9" x 11'2" Birch Flooring, Granite Countertops, Moveable Work/Snack Island, Walk In Pantry, Recessed Lighting, Open to Living & Dining Areas

Living/Dining Area: 23' x 24'9" Birch Flooring, Hand Hewn Beam in Vaulted Ceiling, Soapstone Freestanding Stove, Abundance of Windows.

Dining Room/4-Season Room: 17'9" x 11'5" Ceramic Tile, Vaulted Ceiling, Deck Access, LOADS of Windows to Let Mother Nature In.

Bath: 11'6" x 8'10" Ceramic Tile, Large Vanity, Whitewashed Cabinetry, Step-In Shower

Laundry Room: 7'7" x 7' Ceramic Tile, Cabinetry, Sink, Access to Screened Porch

Bedroom: 11'3" x 13'4" Birch Flooring, Closet

Upper Level-Master Suite

Loft/Office: 11'6" x 11'3" Carpet, Overlooks the Great Room

Bedroom: 15'1" x 13'3" Carpet, Ceiling Fan, Walk In Closet

Bath: 7'7" x 7'4" Ceramic Tile, Large Vanity, Step-In Shower

Studio/Workshop

Main level workshop (768 SF) includes in floor heat, overhead door, plenty of workbenches, large windows, water heater, well & holding tank & bathroom. The upper level features a 31' x 21' finished storage area that's perfect for items needing a climate controlled setting.

Garage/Storage

2 Car garage with a covered lean to for extra storage. Upper level is super for storage or a peaceful place to hide from the world.

THE DETAILS

Square Footage: Approximately 1500 SF

Lot Size: 6.48 Acres w/Frontage on Hemlock Lake

Taxes: \$4301.93 (2010)

Electrical Service: 200AMP

Exterior: Cedar

Heating: Electric Baseboard/House Only

Water Heater: Electric-50 Gallon

Septic: Mound System-House, Holding Tank for Studio/Workshop Building

Well: Two Private Wells

Basement: Crawl Space

Garage: 2 Car w/Opener

Deck: 14' x 14', 14' x17' Screened Porch

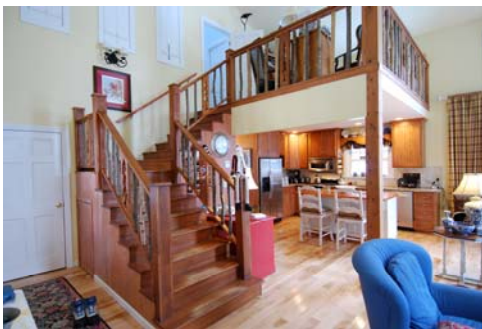
Year Built: 1999 (House) 2001 (Studio)

Included: Range, Refrigerator, Dishwasher, Microwave, Washer, Dryer, Window Treatments, Woodstove, Workbenches in Shop, Kitchen Islands, Dock, Duck Boat, Fire Pit Ring.

A truly one of a kind property resting on 6.48 acres. The only residence on private Hemlock Lake just outside of La Valle and close to Lake Redstone & Dutch Hollow Lakes. Jump on the 400 Bike Trail with ease. Mother nature offers you everything here...abundant wildlife, mature Oaks, Maples & Pines along with awe inspiring sandstone bluffs. Watch the eagles fish right from the dock! Excellent hiking & ATV trails throughout.



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Custom built home features a very large two story great room with a housewarming Soapstone stove and windows placed just right to enjoy the outdoors while you're inside. Light & bright 4 season room that is currently used as a lovely dining room. Private master suite in the upper level complete with a walk in closet & office/loft area. Recently updated kitchen includes Granite countertops & stainless appliances. Stupendous studio/workshop for the handyman in the family. Fully insulated & heated. Two car garage with plenty of extra storage space in the upper level. This property has far too many features to list....call for your private tour. PRE-INSPECTED!

Contact: Julie Alibrando, Associate Broker for More Information
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