



**402 Modern Ave.**  
Reedsburg Wisconsin

**\$249,900**

 <b>3 BEDS</b>	 <b>1.5 BATHS</b>	 <b>1382 SqFT</b>	 <b>2 CAR</b>	 <b>.16 Acre</b>
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### Bright. Solid. Move-In Ready.

- Maintenance Free Exterior
- Replacement Windows
- Well-Planned Kitchen w/Tons of Cabinets
- Super-Sized Living Room w/Fireplace
- Generous Bedrooms w/Excellent Closet Space
- Bedroom Hardwood Floors Under the Carpet
- Main Level Laundry Room
- Clean Basement
- 2-Car garage

### Clean, Solid Ranch Ready for Its Next Owner!

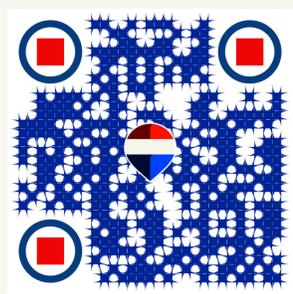
This 3BR/1.5BA Ranch home in Reedsburg offers comfortable living with a smart layout & great everyday features. Step inside to a spacious living room with a fireplace, coat closet & a leaded glass entry door that welcomes you home. The eat-in kitchen is nicely designed w/abundant cabinets & plenty of counter space for cooking & gathering. Three generously sized bedrooms all offer ample closet space—and there are hardwood floors hiding beneath the bedroom carpet! Main level laundry adds convenience, while the clean, dry full basement provides excellent storage or future finishing potential. An attached 2-car garage and a fun backyard patio round out the package. Solid homes like this don't sit long... schedule your showing before it's gone!

**Julie Alibrando**  
Broker-Associate



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Scan for More Info



 <b>RE/MAX Preferred</b>	<b>100 E. Main Street</b> <b>La Valle, Wisconsin</b>
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### **Main Level**

Kitchen: 20'2" x 10'1" Wood Laminate, Recessed Lighting, Dining Area, LOADS of Cabinetry & Counterspace

Living Room: 22'7" x 15'5" Carpet, Closet, Fireplace, Leaded Glass Entry Door

Bedroom: 13'7" x 11'1" Carpet (Hardwood Under), Closet

10'5" x 10'1" Carpet (Hardwood Under), Closet

13'6" x 12'2" Carpet (Hardwood Under), Closet

(Hardwood under carpet has not been verified by listing agent)

Bathroom: 10'1" x 7'8" Vinyl, Vanity, Tub/Shower, Storage Cabinet

Laundry & ½ Bath: 10'2" x 5'6" Vinyl, Washer, Dryer, Storage Cabinets

### **Details**

Taxes: \$3,311.14 (2025)

Exterior: Vinyl, Vinyl Windows, Gutter Guards

Water Heater: 50 Gallon/Electric

Heating/Cooling: Natural Gas Forced Air/Central Air

Electrical Service: 100 AMP

Roof: Asphalt Shingle

Garage: 2-Car 24' x 22'

Included: Range, Refrigerator, Microwave, Dishwasher, Washer, Dryer, Chest Freezer, Snowblower, Some Hand/Garden/Yard Tools, Furniture in the Home will Stay



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