

**Landman Realty LLC**  
**608-339-8030**

**Affordale home for sale by Big Roche-A-Cri Lake, WI.**



Address: **1383 11th Ave**  
**Friendship, WI 53934**

List Price: **\$59,900**  
 Listing #: **0800157**

Style: **Ranch**  
 Ownership: **Single Family**

Status: **Active**  
 MLS Area: **Adams**

Total Bdrms: **3**  
 Total Baths: **2**

**Home with Large Yard 1 1/2 blocks from Big Roche A Cri Lake!!!**

Comments: **Make this cute, well maintained home located 1 1/2 blocks away from Big Roche a Cri Lake your permanent residence or vacation get-a-way. A huge private back yard adorns this pretty home. The kitchen has been completely updated and opens up into a dining area. Home has 3 bedrooms 2 baths and is a must see. Big Roche A Cri lake is an all-sports lake allows the fun of fishing, skiing, boating, swimming and more. This home is perfectly located in Central Wisconsin's Adams County. From Adams: Hwy 13 N to Cottonville Ave E, to 11th Ave N.**

| Residence Information |                                   | Amenities       |                       |
|-----------------------|-----------------------------------|-----------------|-----------------------|
| Year Built:           | <b>1973</b>                       | Basement Type:  | <b>Crawl Space</b>    |
| Occupancy:            | <b>Owner</b>                      | Walk-out:       | <b>No</b>             |
| Roof:                 | <b>Metal</b>                      | AC Type:        |                       |
| Exterior:             | <b>Vinyl</b>                      | Heat Type:      | <b>Forced Air</b>     |
| Trim Type:            | <b>Other</b>                      | Water Softener: |                       |
| AG Sq Ft:             | <b>1,100</b>                      | Garage Type:    |                       |
| Main Sq Ft:           |                                   | # of Stalls:    |                       |
| BG Sq Ft:             |                                   | Garage Sq Ft:   |                       |
| Total Sq Ft:          | <b>1,100</b>                      | Driveway:       | <b>Gravel</b>         |
| Fireplaces:           |                                   | Avg Utilities:  |                       |
| Fireplace Fuel:       |                                   | Assc Fee:       |                       |
| Included:             | <b>Stove, refrigerator</b>        |                 |                       |
| Not Included:         | <b>Seller's Personal Property</b> |                 |                       |
|                       |                                   |                 | <b>Country Home</b>   |
|                       |                                   |                 | <b>Deck</b>           |
|                       |                                   |                 | <b>Eat-In Kitchen</b> |
|                       |                                   |                 | <b>Master Bath</b>    |
|                       |                                   |                 | <b>Other</b>          |
|                       |                                   |                 | <b>Picture Window</b> |
|                       |                                   |                 | <b>Storage Shed</b>   |

| Rooms        |                |             |                    |
|--------------|----------------|-------------|--------------------|
| <u>Floor</u> | <u>Room</u>    | <u>Size</u> | <u>Description</u> |
| Main Floor   | Living         | 12x15       |                    |
| Main Floor   | Dining         | 10x15       |                    |
| Main Floor   | Kitchen        | 10x15       |                    |
| Main Floor   | Master Bedroom | 10x12       |                    |
| Main Floor   | Bedroom        | 8x10        |                    |
| Main Floor   | Bedroom        | 8x10        |                    |
| Main Floor   | Laundry        | 5x5         |                    |

**Property Information**

|  |  |                                 |
|--|--|---------------------------------|
| Est Acres:   |  | Gross Taxes: <b>624</b>         |
| Lot Size: <b>92x185</b>  |  | Tax Class:                      |
| Frontage Ft:   |  | Tax Yr: <b>2007</b>             |
| Depth Ft:  |  | Assessments:                    |
| <br>   |  |                                 |
| Elem School: <b>Adams</b>  |  | Water Type: <b>Private Well</b> |
| JH/Mdl School: <b>Adams</b>  |  | Sewer Type: <b>Septic</b>       |
| Sr High School: <b>Adams</b>   |  | Fuel Type: <b>Propane</b>       |
| <br>   |  |                                 |
| Lake Name:   |  | Flood: <b>Not Required</b>      |
| S-T-R: <b>5 - 18 - 6</b>   |  | Zoning: <b>Residential</b>      |
| <br>   |  |                                 |
| Possession: <b>DOC</b>   |  | Plat: <b>Big Roche A Cri</b>    |
| Terms:   |  | Parcel: <b>024-02033-0000</b>   |
| <br>   |  |                                 |
| Township: <b>(T) Preston</b>   |  | Latitude:                       |
| Assessed Value:  |  | Longitude:                      |
| <br>   |  |                                 |
| Legal Description: <b>Lot 89 of Big Roche A Cri Lake Subdivision</b> |  |                                 |

**Property Features**

**Mobile Homes Allowed**  
**Wooded Area**

**Pictures**

