

# Landman Realty LLC

608-339-8030

Home W/ Guest Cottage Near Big Roche A Cri!



Address: **1384 W. 11th Ave  
Friendship, WI 53934**

List Price: **\$89,900**  
Listing #: **0800455**

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

Style: **Mobile Home/Lot**  
Ownership: **Single Family**

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

## 2 Bedroom 2 Bath Mobile On 1.5 Acres!

Comments: **12x12 guest cottage on property. Garage is 24x30. Very clean and well maintained home. Brand new furnace, roof and windows. Property landscaped with many perineals. Mobile is on a foundation. Additional .75 acre lot across the street available: asking price is \$15,000.00. From Adams: Hwy 13 N, Cottonville Ave E, W. 11th Ave N, Property On Right**

### Residence Information

Year Built: <b>1974</b>	Basement Type: <b>None</b>
Occupancy: <b>Vacant</b>	Walk-out:
Roof: <b>Shingle</b>	AC Type: <b>Central</b>
Exterior: <b>Wood-lap</b>	Heat Type: <b>Forced Air</b>
Trim Type: <b>Wood</b>	Water Softener:
AG Sq Ft:	Garage Type: <b>Detached</b>
Main Sq Ft:	# of Stalls: <b>2</b>
BG Sq Ft:	Garage Sq Ft: <b>720</b>
Total Sq Ft:	Driveway: <b>Gravel</b>
Fireplaces: <b>1</b>	Avg Utilities:
Fireplace Fuel: <b>Wood</b>	Assc Fee:
Included: <b>Refrigerator, Stove, Dishwasher, Washer, Dryer</b>	
Not Included: <b>Seller's Personal Property</b>	

### Amenities

**Country Home  
Deck  
Fireplace**

### Rooms

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	14x16	
Main Floor	Kitchen	14x10	
Main Floor	Master Bedroom	14x12	
Main Floor	Bedroom	14x11	
Main Floor	Laundry	6x5	

**Property Information**

Est Acres: **1.50**  
 Lot Size:  
 Frontage Ft:  
 Depth Ft:

Gross Taxes: **910**  
 Tax Class:  
 Tax Yr: **2007**  
 Assessments:

Elem School: **Adams**  
 JH/Mdl School: **Adams**  
 Sr High School: **Adams**

Water Type: **Private Well**  
 Sewer Type: **Septic**  
 Fuel Type: **Propane**

Lake Name: **Deeded Lake Access**  
 S-T-R: **5 - 18 - 6**

Flood: **Not Required**  
 Zoning: **Residential**

Possession: **DOC**  
 Terms:

Plat: **Roche A Cri Lake Sub**  
 Parcel: **024-02054-0000**

Township: **(T) Preston**  
 Assessed Value:

Latitude:  
 Longitude:

Legal Description: **1384 W. 11th Ave Roche A Cri Lake Subdivision Lot 110-111**

**Property Features**

**Landscaped**  
**Mobile Homes Allowed**  
**Paved Road Frontage**  
**Wooded Area**

**Pictures**