

# Landman Realty LLC

608-339-8030

September 1, 2006



Address: **1141 Chicago Ln  
Friendship, WI 53934**

List Price: **\$144,900**  
Listing #: **2015188**

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

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

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

## Lake Access Home on Double Lot!!!

Comments: Come relax with deeded access to Big Roche A Cri Lake on two back to back lots. The home has two bedrooms and a full basement, inclusive of a three season porch with Southern exposure. Spend your days fishing, swimming or boating on the lake and your evenings in front of the fireplace. Just 25 minutes from Wisconsin Rapids and about 45 minutes to the Wisconsin Dells. Several updates mean low maintenance for new owner: new roof on porch and house (2005), new roof on garage (2002), New vinyl windows in bedrooms and living room, new vinyl siding and aluminum trim on house and garage, new well with submersible pump (1998 78ft), new furnace (Sept 1992) and 24x36 pole barn on back lot. From Friendship, take Hwy 13 N. Take Chicago Ln East (to the right) which is approximately 2.25 miles North of Hwy 21. The home is the second home on right after leaving Hwy 13.

### Residence Information

Year Built: <b>1970</b>	Basement Type: <b>Part finished</b>
Occupancy: <b>Owner</b>	Walk-out: <b>No</b>
Roof: <b>Shingle</b>	AC Type: <b>Central</b>
Exterior:	Heat Type: <b>Forced Air</b>
Trim Type:	Water Softener:
AG Sq Ft: <b>967</b>	Garage Type: <b>Detached</b>
Main Sq Ft: <b>720</b>	# of Stalls: <b>2</b>
BG Sq Ft: <b>720</b>	Garage Sq Ft: <b>780</b>
Total Sq Ft: <b>1,687</b>	Driveway: <b>Concrete</b>
Fireplaces: <b>1</b>	Avg Utilities:
Fireplace Fuel: <b>Gas</b>	Assc Fee:
Included: <b>Stove, Refridgerator, washer, dryer</b>	
Not Included: <b>Seller's personal property</b>	

### Amenities

**3-Season Porch  
Bow Window  
Ceiling Fan  
Country Home  
Eat-In Kitchen  
Fireplace  
Garage Door Opener  
Picture Window  
Workshop**

### Rooms

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	17x11	LP Gas Fireplace
Main Floor	Kitchen	11x11	
Main Floor	Full Bath	8x5	
Basement	3/4 Bath	8x5	
Main Floor	Master Bedroom	12x11	
Main Floor	Bedroom	12x10	
Main Floor	Sun Room	11x22	247 Square Feet

**Property Information**

Est Acres: **0.90**  
 Lot Size: **irr**  
 Frontage Ft: **244**  
 Depth Ft:

Gross Taxes: **1583**  
 Tax Class:  
 Tax Yr: **2005**  
 Assessments:

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

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

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

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

Possession: **DOC**  
 Terms:

Plat: **Roche A Cri Lk**  
 Parcel: **24-2138 & 24-2142**

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

Latitude:  
 Longitude:

Legal Description: **Roche A Cri Lake, Lots 194 and 197**

**Property Features**

**Wooded Area**  
**Pole Barn**  
**Paved Road Frontage**

**Pictures**