





MLS : [1537861](#) **Active** **Single Family** **LP:** **\$285,000**
1674 20TH AVE **Town Strongs Prairie** **A19**
County: Adams **Zip:** 54613 **State:** WI
Subdivision: Crystal Brook Woods

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1382
Full Baths: 1 **Est. Fin Below Grd Exp SF:**
3/4 Baths: 0 **Est. Fin Non-Exp SqFt:**
Half Baths: 1 **Est. Total Finished SqFt:** 1382
1/4 Baths: 0 **Estimated Age:** 4

Open House:

Directions: From Friendship:North on 13, West on Hwy 21, South on 20th to property on Left.

Lvl Dim		Lvl Dim		Lvl Dim		Baths				
Living Rm:	M 18x13	Mstr BedRm:	M 10x13	Laundry:	L	Full	3/4	1/2	1/4	
Dining Rm:	M 11x12	2nd BedRm:	U 12x13			Upper:	0	0	1	0
Kitchen:	M 9x12	3rd BedRm:	M 14x17			Main:	1	0	0	0
Family/Rec:	N	4th BedRm:	N			Lower:	0	0	0	0

School District: Adams-Friendship **Elementary:** Adams-Friendship **Middle:** Adams-Friendship **High:** Adams-Friendship

Legal: & 1/40TH INT IN OL 1 & 2 N1/2 OF SW FRAC	Land Assess: \$ 25,800
Parcel #: 034-01580-0536	Improvements: \$ 214,500
Est. Lot Size: 100x400	Builder: Reside
Est Lot SqFt:	Owner: HODKIEWICZ
	Total Assess: \$ 240,300 / 2008
	Net Taxes: \$ 4341 / 2007

Type 2 story	Fuel Liquid propane
Style Other	Heating/Cooling Forced air, Central air
Master Bedrm Bath Full	Water/Waste Well, Non-Municipal/Prvt dispos
Dining Formal	Roof Compstn/Fiberglass
Kitchen Features Solid surface counters, Range/Oven, Refrigerator, Microwave	Barrier-free First floor bedroom, First floor full bath, Level drive, Level lot
Fireplace Gas burning, LivingRm	Miles to Capitol Over 50 miles
Basement Full	Terms/Misc. Cash, Restrictions/Covenants
Garage 2 car, Detached	Occupancy At closing
Driveway Gravel	Waterfront Deeded access-No frontage
Exterior Log	Lake/River Roche A Cri Cree
Lot Size 1/2 to 1 acre	Environmentally Friendly N/A
Lot Description Wooded, Rural-in subdivision	

Interior Features Wood or sim. wood floor, Washer, Dryer, Loft
Exterior Features 3-season porch

This is a newer stunning 4 season log home that has a matching detached 2 car log garage for your toys! It has a full unfinished basement for storage or expanding your household. Enjoy the summer evenings from the 10x23' screened in porch. Hike over to the boat launch on Big Roche A Cri creek! Have a picnic at the many areas in the 157 acre conservancy that you will be part owner of! Castle Rock lake is a few short minutes away for the avid water sports fan! Possibly more land available.

List Agent: John Olson (608) 339-8030	List Date: 10/1/2008
landman@thelandman.net	Expiration Date: 9/26/2009
List Office: Landman Realty LLC (608) 339-8030	Subagent Comm: 2.4
PO Box 167 Fax # (608) 339-8035	BuyerAgent Comm: 2.4
Friendship WI 53934 0167	
Sale Agent:	Sub to Policy Ltr: No
Sale Office:	Variable Comm: No Limited Service: No
Sold Price:	Named Exceptions: No Exclusive Agency: No
PendingDate:	Licensee Interest: No Multiple Rep: No
PtsPd/SlrCr:	
Closing Date:	
Financing:	
DaysOnMkt: 7	