



MLS #: 1630069 **Active** **Single Family LP:** **\$154,900**
1094 10TH AVE **Town Big Flats** **A03**
County: Adams **Zip:** 54943 **State:** WI
Subdivision: Trout Valley West Unrec

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1500
Full Baths: 1 **Est Fin Below Grd Exp SqFt:**
Half Baths: 0 **Est. Finished Non-Exp SqFt:**
Est. Age: 999 **Est. Total Finished SqFt:** 1500

Open House:

Directions: From Adams/Friendship: Hwy 13 North, East (R) on Brown Deer, (L) North on 10th Av to 1094 (R)

| | <u>Lvl</u> | <u>Dim</u> | | <u>Lvl</u> | <u>Dim</u> | | <u>Lvl</u> | <u>Dim</u> | <u>Baths</u> | | | |
|-------------------------|------------------|------------|--------------------|------------------|------------|-----------------|------------------|------------|---------------|------------------|------------|---|
| Living Rm: | M | 19x17 | Mstr BedRm: | M | 11x11 | Laundry: | M | Closet | Full | Half | 1/4 | |
| Dining Rm: | N | | 2nd BedRm: | M | 11x9 | | | | Upper: | 0 | 0 | 0 |
| Kitchen: | M | 11x11 | 3rd BedRm: | U | 20x20 | | | | Main: | 1 | 0 | 0 |
| Family/Rec: | N | | 4th BedRm: | N | | | | | Lower: | 0 | 0 | 0 |
| School District: | Adams-Friendship | | Elementary: | Adams-Friendship | | Middle: | Adams-Friendship | | High: | Adams-Friendship | | |

Legal: Lot 1 Trout Valley West Umrec **Est. Lot Size:** 4.06 A per tax roll
Parcel #: 004-01891-0000 **Est. Lot Sq.** 176,853
Zoning: Res **Net Taxes:** \$ 3493 / 2010
Builder:

| | | | |
|--------------------------|-------------------------------------|-------------------------|--|
| Type | 1 1/2 story | Fuel | Liquid propane |
| Style | Cape Cod | Heating/Cooling | Forced air, Central air |
| Master Bedrm Bath | None | Water/Waste | Well, Non-Municipal/Prvt dispos |
| Dining | Eat-in kitchen | Roof | Compstn/Fiberglass |
| Kitchen Features | Range/Oven, Refrigerator, Microwave | Barrier-free | First floor bedroom, First floor full bath |
| Fireplace | Wood burning, LivingRm | Miles to Capitol | Over 50 miles |
| Basement | Crawl space | Terms/Misc. | Cash |
| Garage | None | Waterfront | Has actual water frontage, Over 300 feet, Other type of water |
| Driveway | Dirt | Lake/River | Big A Roche Cri |
| Exterior | Vinyl | Energy Eff/Green | N/A |
| Lot Size | Over 2 to 5 acres | Farm Features | N/A |
| Lot Description | Wooded, Rural-in subdivision | | |

Interior Features Tile Floors, Cathedral/vaulted ceiling, Jetted bathtub, Loft, At Least 1 tub
Exterior Features Deck, Patio

This quiet wooded waterfront home has some awesome stonework leading down to Big Roche-A-Cri Creek! This is the place to relax but close enough to all the outdoor action that you love! Enjoy the water-view from the back porch and maybe watch the wildlife come to drink! On the cool nights warm yourself by the stone wood-burning fireplace in the livingroom. Catch some fish in the creek or boat on one of the larger lakes in the neighborhood. There are nearby ATV & snowmobile trails. Come & enjoy!

Sold Price: **PtsPd/SrCr:** **Closing Date:**
 This information provided courtesy of: Landman Realty LLC

