

Landman Realty LLC
608-339-8030

April 8, 2006



Address: **2403 Deer Path Dr.**
Friendship, WI 53934

List Price: **\$81,500**
Listing #: **2016114**

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

Style: **Cottage**
Ownership: **Single Family**

Total Bdrms: **2**
Total Baths: **1**

Cozy Cottage Near Castle Rock Lake!!!

Comments: **Don't miss the perfect opportunity to secure this cute cottage near Castle Rock Lake and County Park. On an acre, the possibilities are endless in your nicely wooded haven. The 1-2 bedroom cottage has carefully handcrafted kitchen cabinets!!! The double lot keeps both the house and the large 2 1/2 car detached garage in perfect proportion, with much room to spare. Enjoy the fresh air on either of your two decks: the front or the back. Ample storage!!! Call today to view this property. Seller will pay a \$1000.00 bonus at closing to the selling company for the successful sale and close of property on or before May 18, 2006.**

Residence Information

Year Built:	1984	Basement Type:	Crawl Space
Occupancy:		Walk-out:	
Roof:	Shingle	AC Type:	
Exterior:	Other	Heat Type:	Forced Air
Trim Type:		Water Softener:	
AG Sq Ft:		Garage Type:	Detached
Main Sq Ft:		# of Stalls:	2
BG Sq Ft:		Garage Sq Ft:	784
Total Sq Ft:	702	Driveway:	Gravel
Fireplaces:		Avg Utilities:	
Fireplace Fuel:		Assc Fee:	
Included:	washer, dryer, refrigerator, gas stove, underground dog fence without collars, satellite dish		
Not Included:	Seller's Personal Property		

Amenities

Workshop
Storage Shed
Picture Window
Eat-In Kitchen
Deck
Country Home

Rooms

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Dining	20x15	
Main Floor	Kitchen	8x11	
Main Floor	Full Bath	7x5	
Main Floor	Master Bedroom	10x11	
Main Floor	Bedroom	9x13	
Main Floor	Other	8x12	Porch
Main Floor	Other	12x15	Deck
Main Floor	Other	5x12	Storage Shed

Property Information

Est Acres: **1.00**
 Lot Size: **200x400**
 Frontage Ft: **200**
 Depth Ft: **400**

Gross Taxes: **1208**
 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: **32 - 17 - 5**

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

Possession: **DOC**
 Terms:

Plat: **Holiday Heights**
 Parcel: **26-999**

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

Latitude:
 Longitude:

Legal Description: **Lots 63 and 64 of Holiday Heights - 2403 Deer Path Dr.**

Property Features

Wooded Area

Pictures