

**Landman Realty LLC**  
**608-339-8030**

**Wisconsin home for sale in Hancock close to Big Roche-A-Cri Creek**



Address: **964 W Trout Valley Rd**  
**Hancock, WI 54943**

List Price: **\$119,900**

Listing #: **2016143**

Status: **NOT Active**

MLS Area: **Adams**

Style: **Ranch**

Ownership: **Single Family**

Total Bdrms: **3**

Total Baths: **2**

Comments: **Who wouldn't want to own this beautiful home on West Trout Valley Road? Amenities include 3 car garage, 18x26 outbuilding, other smaller storage sheds, insulated full unfinished 2x8 wood walk out basement with patio doors. Well kept double wide with lots of special touches and handicap accessibility! Excellent for the family that needs a place to keep the "big boy" toys or needs some space for their hobbies. From Adams/Friendship:STH 13 North, right on Cty. Rd C (east), right (south) to W. Trout Valley Rd. Property on the right.**

**Residence Information**

Year Built:		Basement Type:	<b>Wood</b>
Occupancy:	<b>Owner</b>	Walk-out:	<b>Yes</b>
Roof:	<b>Shingle</b>	AC Type:	<b>Central</b>
Exterior:	<b>Vinyl</b>	Heat Type:	<b>Forced Air</b>
Trim Type:		Water Softener:	
AG Sq Ft:	<b>1,300</b>	Garage Type:	<b>Detached</b>
Main Sq Ft:		# of Stalls:	<b>3</b>
BG Sq Ft:		Garage Sq Ft:	<b>870</b>
Total Sq Ft:	<b>1,300</b>	Driveway:	<b>Concrete</b>
Fireplaces:		Avg Utilities:	
Fireplace Fuel:		Assc Fee:	
Included:	<b>Stove, refrigerator, dishwasher, washer &amp; dryer</b>		
Not Included:	<b>LP tank, Sellers personal property &amp; yard ornaments</b>		

**Amenities**

**Vaulted Ceilings**  
**Walk-Out**  
**Picture Window**  
**Mstr Brd Walk-In Closet**  
**Master Bath**  
**Handicap Access**  
**Garden Tub**  
**Eat-In Kitchen**  
**Country Home**  
**Ceiling Fan**  
**Storage Shed**  
**Workshop**  
**Deck**

**Rooms**

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	13x21	decorative picture window
Main Floor	Kitchen	13x21	range hood, ceiling fan & 2 skylights
Main Floor	Full Bath	8x12	Mstr. bath-garden tub and stand up shower, 2 sinks
Main Floor	Full Bath	9x5	skylight
Main Floor	Master Bedroom	13x14	walk in closet and large window
Main Floor	Bedroom	12x13	with large closet
Main Floor	Bedroom	9x13	with closet
Main Floor	Laundry	5x16	with breezeway, washer & dryer & utility closet
Basement	Other		full unfinished insulated wood basement/patio doors & wrkshp

**Property Information**

Est Acres: **1.54**  
 Lot Size: **irr**  
 Frontage Ft: **125**  
 Depth Ft:

Gross Taxes: **1889.**  
 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: **22 - 19 - 6**

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

Possession: **DOC**  
 Terms: **cash**

Plat: **Trout Valley West Un**  
 Parcel: **4-1970**

Township: **(T) Big Flats**  
 Assessed Value:

Latitude:  
 Longitude:

Legal Description: **Trout Valley West Unrec Lot 79**

**Property Features**

**Landscaped**  
**Wooded Area**  
**Paved Road Frontage**  
**Recorded Covenants**

**Pictures**