

Landman Realty LLC
608-339-8030

August 24, 2005



Address: **2155 Sauk St.**
Friendship, WI 53934

List Price: **\$79,900**
 Listing #: **2015163**

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

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

Total Bdrms: **3**
 Total Baths: **1**

Close enough to walk to Wisconsin's 4th largest lake from this well kept home in a wooded lakeside area!

Comments: **Seller says SELL! Don't miss this one! Great investment for the Handyman! Motivated seller must sacrifice this beautiful 9 year old home that has lots of character, in an awesome location! Castle Rock Lake is a great lake for boating, waterskiing, jet skiing, sailing and offers excellent fishing for the serious angler too. Bring the entire family because there is plenty of room both inside & out. Main floor has 3 bedrooms, den and a full bath. Upper level needs your finishing touches but owner says there is plenty of space to add an additional 2 bedrooms & one bath. This home has been well maintained and gives you that "up north, at the cottage" type feeling. Large yard with lovely mature oak, pine & cedar. Deck attached to home is gated so even the toddlers can unwind and enjoy the fresh country air. There is a storage shed & other outbuildings too. Just 15 minutes to Wisconsin Dells! Bring your Toolbox and your agenda for outdoor fun! But don't wait...or summer will be gone! From Friendship, West on J, left (S) on Z, right (W) on Lineham, left (S) on Sauk to property on right.**

Residence Information		Amenities	
Year Built: 1996	Basement Type: Crawl Space	Storage Shed	
Occupancy: Vacant	Walk-out:	Other	
Roof: Shingle	AC Type:	Eat-In Kitchen	
Exterior: Other	Heat Type: Space heater	Country Home	
Trim Type:	Water Softener:	Ceiling Fan	
AG Sq Ft:	Garage Type: None		
Main Sq Ft: 1,000	# of Stalls:		
BG Sq Ft:	Garage Sq Ft:		
Total Sq Ft: 1,000	Driveway: Dirt		
Fireplaces:	Avg Utilities:		
Fireplace Fuel:	Assc Fee:		
Included: Range, oven, Refrigerator & LP Tank			
Not Included: Sellers personal property			

Rooms			
<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	20x14	ceiling fan
Main Floor	Kitchen	16x10	eat in kitchen with patio doors out to the deck
Main Floor	Den	8x8	Being used as Den but could be office or extra bedroom
Main Floor	Master Bedroom	12x9	with closet
Main Floor	Bedroom	10x9	with closet
Main Floor	Bedroom	9x9	
Main Floor	Other	6x7	utility

Property Information

Est Acres:
 Lot Size: **175x130**
 Frontage Ft: **175**
 Depth Ft: **130**

Gross Taxes: **952.**
 Tax Class:
 Tax Yr: **2004**
 Assessments:

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

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

Lake Name:
 S-T-R: **18 - 17 - 5**

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

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

Plat: **Dellwood 2nd Addn.**
 Parcel: **26-1989**

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

Latitude:
 Longitude:

Legal Description: **The Dellwood 2nd Addition, Block 61 Lots 3-4-5 & S1/2 Lot 6**

Property Features

Wooded Area
Paved Road Frontage
Landscaped

Pictures

