

Landman Realty LLC

608-339-8030

April 7, 2006



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

List Price: **\$187,900**
Listing #: **2016143**

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

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

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

