

SINGLE FAMILY RESIDENCE

**Lt8 Hunter Ln
Ixonia, WI 53036-9483
\$259,900**

**Listing Agent: Rebecca Sprague
Office: 262.567.8351 Mobile: 414.699.REBA
Direct Line: 262.567.8302 X132
Email: rebecca@shorewest.com**

New smaller subdivision offers affordable custom home/lot packages. Classic OClonial! Center entry, wood floors grace foyer, kitchen and dinette. Formal dining. Open great room with builders signature fireplace with cabinet surround. Four bedrooms upstairs. Master suite, cathedral ceiling, walk-in closet, 4ft shower. Oversized garage! Lower level can be customized for you!



Total Rooms: 7

Bedrooms: 4
Full Baths: 2
Half Baths: 1

Floorplan

Living Room: 25 x 14 M C
Dining Room: 14 x 11 M C
Kitchen: 24 x 13 M

Master Bedroom: 16 x 14 U C
2nd Bedroom: 11 x 10 U C
3rd Bedroom: 12 x 11 U C
4th Bedroom: 11 x 11 U C

Other Rooms:

Utility Room - Main

Bath Description:

Ceramic Tile, Full on Main, Full on Upper, Shower Stall, Vanity

Misc. Interior:

Built-in Bookcase, Circuit Breakers, Gas Fireplace, Smoke Detector, Walk-in Closet

Misc. Exterior:

Status: Active
Type: Association, New Construction, Single Family, Subdivision, To Be Built
Body of Water:
Style: 2 Story
Architecture: Colonial
Exterior: M-Aluminum, P-Aluminum Trim

Roofing: Composition
Lot Size: 90x175
Taxes: \$0/2006
Est. Age: 0-5 Years
Year Built: 2007

Garage: 3.50 Attached
Parking/Driveway: Driveway Entrance

Out Buildings: None
Basement: Full

Heating/Cooling: Central Air, Natural Gas, Forced Air
Water/Waste: Municipal Sewer, Private Well

Conforming Use: Yes
Appliances Included: Dishwasher, Microwave

Docs on File:
Subdivision Restrictions, Survey

Financing: Call Wisconsin Mortgage
Bob Flowers - bobf@wimort.com - 262.827.4111 ext. 354
Don Schneck - don@wimort.com - 262.827.4111 ext. 379
Laurie Melius - laurie@wimort.com - 262.827.4111 ext. 357

Coordinates: 81 N/ 440 W

SD: Oconomowoc **HS:** Oconomowoc

MS: Oconomowoc **ES:** Ixonia

County: Jefferson

Zoning: RES **Flood Plain:** No

Occupancy After Closing: See Listing

Broker

PIN: 88490

Inclusions:

Exclusions:

ShoreWEST
REALTORS'

Directions: Hwy 16 west of Oconomowoc 3 miles to River Valley Rd south to Hunter Ln.

Buyer has the right to see the property of his/her choice anywhere in the Metro Area and to inquire as to the factors used in recommending the price range. In our opinion the information shown is true but not guaranteed, measurements are approximate. REALTOR *MLS* Equal Housing Opportunity

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Broker Owned: N

