

SINGLE FAMILY RESIDENCE

**N95W34197 Townline Rd
Oconomowoc, WI 53066-9618**

\$329,900

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

Classic country colonial- not in a subdivision. Be free! 4 bedrooms up, master bedroom suite, cathedral ceiling, walk-in closet, tiled baths. Wood floors grace entry, dinette and kitchen. Fireplace is focal point in great room, with custom built-ins surrounding. 6 panel-doors, Anderson windows, tiled powder room and separate laundry area. Expanded 3+ garage has bump out- perfect boat storage. Builder will custom build for your buyer! This spec home is ready for immediate occupancy!



Total Rooms: 8

Bedrooms: 4
Full Baths: 2
Half Baths: 1

Floorplan

Living Room: 26 x 14 M C
Dining Room: 14 x 12 M
Kitchen: 13 x 24 M

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

Other Rooms:

Utility Room - Main

Bath Description:

1/2 on Main, Ceramic Tile, Full on Upper, Off MBR, Shower Over Tub, Shower Stall

Misc. Interior:

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

Misc. Exterior:

Status: Active
Type: New Construction, Single Family

Body of Water:
Style: 2 Story
Architecture: Colonial
Exterior: M-Aluminum, P-Aluminum Trim

Roofing: Composition
Lot Size: 1.29 acres
Taxes: \$0/2007
Est. Age: 0-5 Years
Year Built: 2006

Garage: 3.50 Attached
Parking/Driveway: Driveway Entrance, Electric Door Opener

Out Buildings: None
Basement: Full

Heating/Cooling: Central Air, Natural Gas, Forced Air
Water/Waste: Private Well, Septic System

Conforming Use: Yes
Appliances Included: Dishwasher, Disposal, Microwave

Docs on File:
Prior Title Policy, 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: 95 N/ 341 W

SD: Arrowhead **HS:** Arrowhead

MS: Stone Bank **ES:** Stone Bank

County: Waukesha

Zoning: A-1A **Flood Plain:** No

Occupancy After Closing: Immediate

PIN: 84840

Inclusions:

Exclusions:

ShoreWEST
REALTORS'

Directions: Hwy 83 to Hwy CW west to Townline Rd.

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

Listing Agent: Rebecca Sprague
MLS Number: 937160

Office: 262.567.8351
Broker: Shorewest - Lake Country

Mobile: 414.699.REBA
Broker Owned: N

