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**Address:** N3550 River Rd., Town of Byron

**Price:** \$679,900

**Lot Size:** 34 Acres

**Sq. Ft:** 1144 + 572 in bsmt

**Style:** Ranch

**Age:** 1972

**Taxes:** \$3,283.37 -'23

**Exterior:** Vinyl

**Water Heater:** Electric

**Ave. Electric Cost:** \$134/mo.

**Schools:** Oakfield

**Garage:** 3 car detached/heated

**Heat:** Oil FA

**Air:** Central

**Basement:** Full, part finished

**Sanitary:** Conv. Septic

**Water:** Private Well

**Flood Plain:** Yes

**Directions:** 151 South to River Rd., East to address.

**Room Sizes:**

**Living Room:** 21'4 x 11'5

**Bedroom:** 11'10 x 11'5

**Kitchen:** 16'10 x 11'5

**Bedroom:** 11'1 x 10'7

**Bath:** Full

**Bedroom:** 10'2 x 10'

**Baths:** 3/4

**Rec Rm:** 21'9 x 19'7

**Inclusions:** Stove, refrigerator, washer, dryer, dishwasher, water softener, all window treatments, GDO & controls, paddle boat, swing set, picnic table.

**Exclusions:** Nuts/bolts organizer in machine shed & another in the garage, gun cabinet. Sellers personal property.

**Additional Information:**

Everything you want! 3 bedroom ranch on 34+ acres with rec room w/bar in the basement, 3 car heated garage, horse barn/shed that used to house 5 horses, POND with bass, blue gill and perch, hiking trails, creek running through the yard, enclosed deer stand & mature black walnut, spruce and pine trees! House has vinyl siding and steel roof! Why would you leave this paradise? See it today!

\*In our opinion the information shown on this sheet is true, but not guaranteed and is subject to change or correction.