



**(920) 923-5556**

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**Address:** 1163 Martin Ave.

**Price:** \$474,900

**Lot Size:** .38 Acre

**Sq. Ft:** 2661

**Style:** Ranch

**Age:** 2018

**Taxes:** \$7,394.20 -'23

**Exterior:** Vinyl/Stone

**Water Heater:** Gas

**Ave. Utility Cost:** \$311/mo.

**Schools:** Waters, Theisen, FDL High

**Garage:** 3-1/2 Car Attached

**Heat:** Gas FA

**Air:** Central

**Basement:** Full/80% finished

**Sanitary:** Sewer

**Water:** Municipal

**Flood Plain:** No

**Directions:** South on Martin Ave. to address.

**Room Sizes:**

<b>Living Room:</b>	24'	x	15'	(main)	<b>Bedroom:</b>	15'	x	12'	(main)
<b>Kitchen:</b>	22'	x	12'	(main)	<b>Bedroom:</b>	12'	x	11'	(main)
<b>Laundry:</b>	9'	x	7'	(main)	<b>Bedroom:</b>	12'	x	11'	(main)
<b>Rec Room:</b>	30'	x	21'	(lower)	<b>Bonus Rm:</b>	13'	x	11'	(lower)
<b>Bath:</b>			Full	(main)	<b>Bath:</b>			Full	(MBR)
<b>Bath:</b>			Full	(lower)					

**Inclusions:** Stove, 2 refrigerators, dishwasher, microwave, main level washer & dryer, outdoor play set, central vac, hot tub, fire pit. (see list of inclusions)

**Exclusions:** Washer & dryer in bsmt, chest freezers. Sellers personal property.

**Additional Information:**

**OVER** —————>

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

AMAZING newer split design custom-built ranch with a beautifully landscaped yard! Open concept main level features a wonderful kitchen with quartz counter tops & pantry closet, large built-in cabinetry in dining area, gas fireplace in living rm, central vac & customized closets throughout. Wonderful primary bedroom and bathroom suite that features a huge tiled walk-in shower. Be ready to entertain in the recently finished lower level that offers an awesome bar area, family room, bonus room and another full bath! Large Trex deck with underneath storage and a 16x32 concrete patio with a hot tub and fire pit all for you to relax and enjoy in the backyard! 3.5 Car heated garage. So many inclusions and extra little touches you won't want to miss out on your chance to own this gem!

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Additional Inclusions: Bar stools in lower level, cushion storage box under deck, invisible dog fence with 2 collars, ring doorbell camera, child proof cabinet lock system, water softener, window treatments.