

Residential
1512736 Active

2756 7 5/8 Avenue
Chetek, WI 54728

L\$1,299,900 ↓



Type: **Single Family**
Style: **1.5 Story**
Bedrooms: **3**
Full Baths: **3**
Partial Baths: **0**
Lot Size: **0 x 0 x**
Acreage: **269.50**
Apx Fin AG: **1,900**
Apx Fin BG: **325**
Apx Fin SqFt: **2,225**
Manufactured: **No**
Subdivision:

County: **Barron**
Area: **30 - Chetek-Weyerhaeuser**
School Dist: **Chetek-Weyerhaeuser**
Garage Cap: **2**
Garage Type: **Attached**
Year Built: **1996**
Taxes/Yr: **\$14,303.35 / 2018**
Tax ID: **012-2700-13-000**
Addtl Tax IDs: **see additional tax id's in legal**
Waterfront: **Yes**
Condo: **No**

Association: **No**
Association Fee:

Common: **No**
Restrictive Cov: **No**

Home Dim:
Twp: **Chetek**

Water Front Type: **Lake** Water Front Ft: **2,500** Seasons: **4 Season**
Lake/River Name: **Chetek/Moose Ear/Ten Mile** Own Frontage: **Yes** Easements: **No**
Lake Size: **3,800** Deeded Access: **Yes** Lake Depth: **22**
Waterfront Elevation: **Elevation Low 0 - 15** Water View: Slope:
Water Front CF: **Bottom-Sand** RoadBtwWtrfrnt: Income Producing:

ROOM	LEVEL	EST SIZE	FLOOR	ROOM	LEVEL	EST SIZE	FLOOR
Living Room	M	16 x 16	Wood	Kitchen	M	15 x 10	Wood
Dining Area	M	16 x 12	Wood	Family Room	L	9 x 16	Carpet
Laundry Room	M	18 x 8	Vinyl	Office	U	14 x 12	Wood
Den	M	14 x 13	Wood	3 Season Room	M	12 x 12	Wood
Bedroom	L	18 x 9	Carpet	Bedroom	U	18 x 30	Carpet
Bathroom	U	10 x 6	Carpet	Bathroom	M	10 x 5	Wood

Included: **Dock, Dryer, Garage Opener, Lp Tank, Oven/Range, Refrigerator, Water Conditioner**
Excluded: **Sellers Personal**

Basement: **Full, Partially Finished, Walkout**
Driveway: **Gravel**
Fireplace: **None**
Fuel Source: **LP Gas**
New Const:
Outbuildings: **Pole Building, Other-See Remarks**
Sewer: **Septic-Conventional**

Cooling: **Central**
Electric: **Circuit Breaker**
Foundation: **Block**
Heating: **Forced Air**
Occupancy: **At Closing**
Patio Deck: **3 Season Room, Deck-Wood**
Showing: **Lockbox-Electronic, Sign-on Property, UseShowingTime**
Water Heater: **Lp Gas**
Zoning: **Shoreline**

Directions: **Hwy 53 North to Chetek exit - go through town to East on Co Rd D to property on Right - go out a few miles - out of town - 2 fire #'s - main home is 2756 7 5/8 Ave - rental is 762 27 7/8 St**

Remarks: **Waterfront on the Six Lakes with over 3600 of water frontage. Country Estate with many possibilities. Hunting camp/farm/compound. Engineering completed for 85 lots w/30 on water. RV park plan for 650 sites-buried power for 45 lots. Private golf course opportunity. Great fishing. Farmland for self-reliant living. Large irrigation well on premises w/power. Private airfield & hangar. 1.5 miles Hwy frontage. Abundant wildlife. Private refuge w/deer,goose,duck &partridge hunting. Financing available**

Legal: **list of additional tax id's in attachments**

Apx UnFin AG: **0**
Apx UnFin BG: **0**
Apx UnFin SqFt: **0**

Condition Report: **Yes**
Access Feat Rpt:
Seller Concessions

Seller Financing:
Seller Fin Remarks:

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Eau Claire, WI 54701

Certs: ABR, RRS, GRI, CRS,SRES



MLS #: **1512736**

Residential

List Price: **\$1,299,900**



Rental Home



