



MLS : 1575502 **Active** **Single Family** **Price:** \$459,000
E8236 Cut-Off Rd **Town New London** Y01
County: Waupaca **Zip:** 54961-9014 **State:** WI
Subdivision: Town of Mukwa

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 2508
Full Baths: 2 **Est. Fin Below Grd Exp SF:**
Half Baths: 0 **Est. Fin Non-Exp SqFt:**
Est. Total Finished SqFt: 2508

Est. Age: 20

Open House:



Directions: 10 to 45 North, Left on W, follow for 7 mi. L on Cut-Off or 45 S, R on Kanaman, R on W, L on Cut-Off

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
Living Rm:	M 15x10	Mstr BedRm:	M 19x13	Laundry:	M 12x7	Full	Half	1/4	
Dining Rm:	M 15x12	2nd BedRm:	M 16x11	Brkfst Nk	M 13x10	Upper:	0	0	0
Kitchen:	M 15x12	3rd BedRm:	M 16x15	Pole Bldg	N 36x25	Main:	2	0	0
Family/Rec:	M 21x18	4th BedRm:				Lower:	0	0	0
School District:	Unknown	Elementary:	Call School District	Middle:	Call School District	High:	Call School District		

Legal:	SEC33 T22N R14E NESW & SESW EX LAND DESC	Land Assess:	\$ 38,800
Parcel #:	1533341	Improvements:	\$ 243,900
Est. Lot Size:	approx. 30 Acres	Builder:	
Est Lot SqFt:		Owner:	Velicer
		Total Assess:	\$ 282,700 / 2008
		Net Taxes:	\$ 4192 / 2007

Type	1 story	Fuel	Oil, Wood
Style	Ranch, Transitional	Heating/Cooling	Forced air, Wd burn furnace, Central air
Master Bedrm Bath	Full	Water/Waste	Well, Non-Municipal/Prvt dispos, Other
Dining	Formal	Roof	Other
Kitchen Features	Breakfast nook, Pantry, Solid surface counters, Range/Oven, Refrigerator, Dishwasher, Microwave, Freezer, Disposal, Two kitchens	Barrier-free	Low pile or no carpeting
Fireplace	Wood burning, LivingRm, Family/Rec	Miles to Capitol	Over 50 miles
Basement	Full	Terms/Misc.	Cash
Garage	3+ car, Attached, Detached, Extra Storage Area, Heated, Opener	Occupancy	At closing, Owner occupied
Driveway	Concrete, Blacktop/Asphalt	Waterfront	Has actual water frontage, Over 300 feet, On a lake
Exterior	Wood	Lake/River	
Lot Size	Over 20 to 40 acres	Energy Efficient/Green	Energy Star Appliance(s)
Lot Description	Rural-not in subdivision	Farm Features	N/A
Interior Features	Wood or sim. wood floor, Tile Floors, Wood trim, Painted wood trim, Walk-in closet(s), Cathedral/vaulted ceiling, Humidifier, Air cleaner, Water softener inc, Central vac, Some window coverings, At Least 1 tub		
Exterior Features	Deck, Patio, Front porch, Storage building, Sprinkler system		

ONCE IN A LIFETIME FIND! COMPLETELY PRIVATE LAKEFRONT HOME on 30 AMAZING ACRES with aprox.550' ON LAKE CINCOE! Enjoy the beautiful ECOLOGICAL setting where birds & native wildlife abound. It's not unusual to see bald eagles, sandhillcranes, swans, owls, turkey, pheasant, ducks, and deer. BRING YOUR BOAT! Great FISHING or just follow the WOLF RIVER to many resturants in New London and Fremont. Quality Custom built home that features many RECENT UPGRADES! Entire home feels like new! 10 more acres available.

Contact Seller, NOT Broker, 920-982-1725 petrucz@aim.com

List Agent:	Bill Lorge	(608) 698-0300	List Date:	11/4/2009
	Bill@BadgerMLS.com		Expiration Date:	11/4/2012
List Office:	Badger MLS	(608) 698-0300	Subagent Comm:	2.6
	0 PO Box 8343		BuyerAgent Comm:	2.6
	Madison WI 53708 8343		Variable Comm:	Yes
Sale Agent:			Sub to Policy Ltr:	No
Sale Office:			Named Exceptions:	Yes
Sold Price:			Licensee Interest:	No
PendingDate:			Exclusive Agency:	Yes
	PtsPd/SlrCr:	Financing:	Cumulative DaysOnMkt:	125
	Closing Date:	DaysOnMkt: 125	Multiple Rep:	No

SCWMLS and brokers do not guarantee accuracy of information. All material information must be independently verified by buyer. Equal housing opportunity listing.