


<b>Address:</b> N2491 Chianti Ct Bloomfield, WI 53147-4469 <b>County:</b> Walworth		<b>MLS #:</b> 1114493																																																																									
	<b>Property Type:</b> Single-Family <b>Status:</b> Active <b>Tax Key:</b> MTU 00013 <b>Zoning:</b> RES		<b>List Price:</b> \$575,000  <b>Taxes:</b> \$12,114 <b>Tax Year:</b> 2008																																																																								
	<b>Bedrooms:</b> 4 <b>Baths:</b> 4 / 0 <b>Garage Spaces:</b> 3.5 <b>Garage Type:</b> Attached		<b>Rooms:</b> 11 <b>Sq. Ft.:</b> 6,204 <b>Year Built:</b> 2002 <b>Lot Size:</b> 5.01 acres																																																																								
	<b>Flood Plain:</b> No <b>Conforming Use:</b> No		<b>Occ. Permit Required:</b> N																																																																								
	<b>Directions:</b> Chianti Court to property <b>Coordinates:</b> 287S 320W																																																																										
<b>School District:</b> Lake Geneva <b>High School:</b> Badger  <b>Subdivision:</b> Tuscany Lake Geneva  <b>Body of Water:</b> Tuscany Pond	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">L</th> <th style="text-align: left;">C</th> <th style="text-align: left;">W</th> <th style="text-align: left;">Name</th> <th style="text-align: left;">Dim</th> <th style="text-align: left;">L</th> <th style="text-align: left;">C</th> <th style="text-align: left;">W</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>16 x 14</td> <td>M</td> <td>Yes</td> <td></td> <td>Dining Room</td> <td>20 x 11</td> <td>M</td> <td></td> <td></td> </tr> <tr> <td>Bedroom 2</td> <td>14 x 13</td> <td>M</td> <td>Yes</td> <td></td> <td>Family Room</td> <td>28 x 18</td> <td>M</td> <td></td> <td></td> </tr> <tr> <td>Bedroom 3</td> <td>14 x 12</td> <td>M</td> <td>Yes</td> <td></td> <td>Kitchen</td> <td>27 x 13</td> <td>M</td> <td></td> <td></td> </tr> <tr> <td>Bedroom 4</td> <td>12 x 12</td> <td>M</td> <td>Yes</td> <td></td> <td>Living/Great Room</td> <td>24 x 21</td> <td>M</td> <td></td> <td></td> </tr> <tr> <td>Den/Office</td> <td>41 x 18</td> <td>L</td> <td></td> <td></td> <td>Rec Room</td> <td>41 x 33</td> <td>L</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Other Room</td> <td>32 x 15</td> <td>L</td> <td></td> <td></td> </tr> </tbody> </table>	Name	Dim	L	C	W	Name	Dim	L	C	W	Master Bedroom	16 x 14	M	Yes		Dining Room	20 x 11	M			Bedroom 2	14 x 13	M	Yes		Family Room	28 x 18	M			Bedroom 3	14 x 12	M	Yes		Kitchen	27 x 13	M			Bedroom 4	12 x 12	M	Yes		Living/Great Room	24 x 21	M			Den/Office	41 x 18	L			Rec Room	41 x 33	L								Other Room	32 x 15	L						
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<b>Type:</b> Waterfrontage on Lot <b>Water Front/Access:</b> Pond <b># of Acres:</b> 5 less than 10 <b>Style:</b> 1 Story <b>Architecture:</b> Ranch <b>Garage/Parking:</b> Electric Door Opener; Driveway Entrance; Paved Driveway <b>Outbuildings:</b> None <b>Exterior:</b> Brick; Partial-Brick <b>Roofing:</b> Composition <b>Basement:</b> Full; Poured Concrete <b>Heating/Cooling:</b> Central Air <b>H/C Type:</b> Forced Air <b>Bath Description:</b> Off MBR		<b>Documents:</b> Seller Condition <b>Appliances Incl.:</b> Oven; Refrigerator; Disposal; Dishwasher; Microwave; Washer; Dryer; Water Softener <b>Misc. Exterior:</b> Inground Pool <b>Misc. Interior:</b> Natural Fireplace; 220 Volts; Walk-in Closet; Wet Bar; Smoke Detector; Skylight; Cathedral Ceiling; Gas Appl. Hook-Up; Elec. Appl. Hook-up <b>Water/Waste:</b> Private Well; Septic System <b>Tax Includes:</b> Trash Collection <b>Municipality:</b> Town <b>Other Rooms:</b> Living Room; Great Room; Formal Dining Room; Utility Room-Main; Laundry Facility <b>Estimated Age:</b> 6-10 Years <b>Est. Sq. Footage:</b> 5001 or more <b>Occupancy:</b> Immediate																																																																									
<b>Remarks:</b> Custom Brick Executive home on 5 acres in Tuscany of Lake Geneva. 4 Bedrooms 4 full baths formal living room,dining room. 2/6 construction, plaster walls, recessed lighting, Anderson windows, porcelain tile on both levels. 6 panel solid oak doors,oak trim Grade #1 Oak flooring. Cherry cabinets, 2 fireplaces. 21 foot wet bar. Full finished walk-out lower level with plenty of room for toys and lots a room for storage. Seller is Realtor																																																																											

**Showing Information:** Contact Seller, NOT Broker, 847-204-0000 vipconstruction@netzero.net

<b>Sub Agent Comm.:</b> 2.5	<b>Excl. Agency Contract:</b> Y	<b>Broker Owned:</b> Y	<b>Days On Market:</b> 3
<b>Buyer Agent Comm.:</b> 2.5	<b>Var. Comm.:</b> Y	<b>Owner:</b> Soliday	<b>Listing Date:</b> 12/05/2009
<b>Limited/Unserviced:</b> Yes	<b>Named Prospects:</b> N	<b>Bonus to Broker:</b>	<b>Expiration Date:</b> 12/05/2010
<b>Listing Office:</b> Badger MLS: lorge	<b>Listing Agent:</b> Bill Lorge : 20677	<b>LA Address:</b> P.O. Box 8343 Madison, WI 53708	
<b>Ph:</b> 608-698-0300	<b>Ph:</b> 608-698-0300 <b>Cell:</b>		
<b>Fax:</b>	<b>Fax:</b>		
<b>URL:</b> <a href="http://www.badgermls.com">http://www.badgermls.com</a>	<b>Email:</b> <a href="mailto:BadgerMLS@aol.com">BadgerMLS@aol.com</a>		

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Prepared by Bill Lorge on Monday, December 07, 2009 2:46 PM