

1462 112th Street, Pleasant Prairie, WI 53158

More info: 262-694-9888

tracey@thewiedmeyers.com

Price: \$359,900.00

Property Type: Single Family

Square Feet: 2200

Total Rooms: 9

Bedrooms / Bath: 4 / 2.5

Appliances: All included. Stainless steel kitchen appliances, front loading washer and dryer.

Garage: 2.5, Driveway Entrance, Electric Door Opener, Paved Driveway

Lot Size: 1/4 less than 1/2

Subdivision: Tobin Creek, Kenosha County

School Dist.: Kenosha Unified

High School: Tremper

Property Taxes: \$4,762.49

Property Tax Year: 2006

Directions: Sheridan rd to 112th st, west to 2nd lot, north side of 112th after 14th Ave.



3 year old Wausau® home with many upgrades, tile backsplash, ceramic tile in kitchen and bathrooms, stainless steel appliances, and vaulted ceilings in master bedroom and living room. Gas fire place in the living room and oversized cabinets in the kitchen. This house is conveniently located 2.5 miles from IL train station, backs up to a creek behind it with no neighbors and boast storage galore. The lower level master bath has whirlpool tub, his/her sinks and a separate closet. Outside contains a 15'x27' deck for over 400 sq. feet of space, which was built to handle a future hot tub. The landscaping is maintenance free, consisting of salt and pepper stone mixed with fire red – no changing mulch from year to year.

1462 112th Street, Pleasant Prairie, WI 53158

More info: 262-694-9888

tracey@thewiedmeyers.com

Tax Info:

<http://www.co.kenosha.wi.us/apps/propinq/property.phtml?prop=93-4-123-303-0297>

Home Manufacturer: Wausau Homes (www.wausauhomes.com)

Trim Type / Color: Solid Oak, 6 panel solid oak doors, Brushed silver fixtures

Wall Height: 9 foot ceilings, 9 foot basement poured walls

Efficiency: This Wausau home boast energy efficiency because of manufacturing method, it is built offsite, shipped and assembled. The average gas and electric bill between November and April is \$178, the rest of the year it averages \$114, these are combined numbers for both gas *and* electric. The average water bill is roughly \$50 a month for a family of 4, 2 adults / 2 small kids. Energy efficient light bulbs have been installed in every light socket and energy efficient washer, dryer and kitchen appliances. These savings add up to thousands of dollars a year!

Storage: This house has wall mounted storage racks in the basement, 4 levels of shelving, 15 feet long. It contains 2 – over the garage door hanging storage units measuring 8'x6' each which can hold roughly 600 pounds each. The garage contains additional storage shelves roughly covering another 40' of storage space. The garage walls are 10' so “dead” space was used for storage.

Landscaping: The landscaping was created to be maintenance free, no replacing mulch every year. Salt and Pepper stone was mixed with fire red stone to accent the color of the home and surrounding landscaping elements.

Deck: The deck boasts more than 400 square feet of space and was built to handle a hot tub. It was built using treated lumber in 2005 and was pressure washed and treated with a sealant in 2006.

Listing: We are not using a broker for this listing, but will be paying a buyer's commission of \$5,000. If you are not using a broker, you receive an immediate \$5,000 off the listing price. Don't worry about not using a broker, we've done this before and have found that there are often times less headaches when selling by owner.

Subdivision: This subdivision is really family oriented with weekly play sessions and monthly women's nights and men's poker nights. There is also an annual block party with food, fun and games.

Reason for moving: We are looking to relocate to north of Milwaukee, closer to family, we are not in a huge hurry. All reasonable offers will be reviewed

Room	Floor Level			Room Dimension
	Low	Main	Upper	
Living Rm		X		14 x 18
Dining/Play Rm		X		11 x 12
Kitchen		X		11.5 x 12
Eating Nook		X		11.5 x 10
Master BR		X		16 x 13
Master Bath		X		12 x 12
BR 2			X	10 x 13
BR 3			X	10 x 11
BR 4			X	10 x 10

Garage Storage



Kitchen



Living Room



Deck



Master Bathroom



Kid's Play Room



Upstairs Bathroom



Half Bath



Upstairs Bedrooms



BR 1



BR 2



BR 3