

R 50104226 Active

N2532 WHISPERING PINES RD Town of Farmington, WI 549819673

List: \$250,000

Firm: 2810 Off: 0 Agt: 108262



Finished Bedrooms 2 Finished Full Baths: 1 Finished Half Baths: 0
 MLS Area: 212 / Waupaca County
 Style/Building Type: 1 Story
 County: Waupaca
 Subdivision:
 City (Mailing): WAUPACA
 School District: Waupaca
 Net Taxes*/Tax Yr: \$5,188 / 13
 Prop. Tax ID: 05 33 54 16
 Plat Sect. #:
 Age: 31 - 50 YEARS
 Garage #1: None / /
 Garage #2: None / /
 Walk-out: No

1st Fl. M-Bed: Yes
 Bath off M-Bed: No
 Split Bedroom : No
 Frml Dining Rm: No
 1st Fl Laundry: No
 2nd Fl Laundry: No
 Fireplace: No
 Central Air: Yes
 Home Warranty: No
 Restr. Covenant: Unknown
 Flood Plain: Yes
 HOA YN/Fee/Type: / \$ /

Description	Data	Source of Data	Description	Data	Source of Data	Prop. Sub-Type
Apx. TFA SF (Pre 2007):			Lot,Ftg/SF(Pre 2007):			Waterfront: Yes
Est. Fin. Above Grade SqFt:	720	Listing Agent	Water Frontage:	311	Plat Map/Survey	New Const: No
Est. Fin. Below Grade SqFt:	0	Listing Agent	Est. Acreage:	.5	Plat Map/Survey	Farm: No
Est. Total Abv/Blw Grade:	720	Listing Agent	Est. Lot Size:	X		Condominium: No
Est. Tot. SqFt. Lot:			Lot Info.:			Zero Lot Line: No
						Propsd Condo Dev: No

Body of Water: BASS LAKE
 Body of Water Type: Lake
 Est. Water Frontage: 311
 Src. of Frontage Data: Plat Map/Survey
 Builder Name:
 New Const. Compl:
 Est. Compl. Date:

Condo Docs:
 Asse./Condo Fees: \$
 Developer Name:
 Condo Name:
 Condo Start Date:
 Condo Compl Date:
 # Units in Condo Dev:
 Ad Code:
 Zero Lot Line Man/Maint. Doc:
 Zero Lot Line Type:
 Elem. School:
 Middle School:
 High School: Waupaca High School

	DIM	LVL		DIM	LVL	RM TYPE		DIM	LVL
Living Rm	23X9	Main	Other Rm 1				MBR 1	10X8	Main
Great Rm			Other Rm 2				Bdrm 2	10X8	Main
Family Rm			Other Rm 3				Bdrm 3		
Dining Rm -Frml			Other Rm 4				Bdrm 4		
Kitchen	12X11	Main					Bdrm 5		
Dining Area			Bath 1	Full	Main		Bath 2		
Laund/Utly Rm			Bath 3				Bath 4		

Directions: Hwy 54 West to Hwy QQ. Left on Hwy QQ to Hwy Q to Whispering Pines Rd. Left on Whsipering Pines Rd. Home is just over the bridge on the left.
 Remarks: Over 300 ft of frontage on Bass Lake! This 2BR/1BA year round home has been updated with natural gas and a natural gas furnace and central AC. Bass Lake offers great fishing, swimming, kayaking, canoeing, pontoon boating with quick access to Long Lake. Great views to the Channel and Long Lake! Fish right off your dock! Finished attic for extra room. Private setting w wooded areas. Includes dock.

FEATURES

Exterior Finish: Vinyl	Water: Well
Water Heater: Electric	Waste: Sewer
Heat Fuel Type: Gas , Electric	Seller Financing: None
Heat / Cooling: Forced Air , Baseboard , Central A/C	Zoning: Residential
Gar. Ext./Misc: No Misc Garage Features	Lot Desc: Open , Shade Trees
Bsm/Lwr. Lvl: Crawl	Fireplaces: None
Foundation: Block	Outbuildings: Storage Shed
Driveway: Black Top	Gas / Electric: Circuit Breaker
Misc. Exterior Incl: Deck	Other Water: None
Misc. Interior Incl:	Architecture: Ranch
Appliances Incl: Oven/Range-Elec. , Refrigerator	Condo. Building:
Floor Treatment: Carpet , Vinyl	Condo Living Space:
Streets: Public	Condo. Unit Lvl:
Licensee Inter.: No	Condo. Misc:

Listed By:  RE/MAX Lyons Real Estate
 Prepared by: Steve Huhta Email : steve@lyonsrealestatewi.com
 RE/MAX Lyons Real Estate Preferred Ph# : (920) 889-9989
 206 W Fulton St Off. Ph# : (715) 258-9565
 Waupaca, WI 54981



www.lyonsrealestatewi.com

The information contained herein is provided for general information purposes only and if material to the user should be verified by the user or by a qualified expert.
 *Taxes may not include Special Assessments or additional Municipal fees. CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, land, building or room dimensions, if material. Below-grade areas may not meet building code housing requirements. Equal housing opportunity listing.
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DEBUG R 50104226A

N2532 WHISPERING PINES RD, TOWN OF FARMINGTON, WI 549819673

LP: \$250,000

Gallery: Images 1 to 6 of 12



Year Rd Home w 300 Ft Frontage



Quick Access to Long Lake



Side View of Year Round Home



Kitchen



Full Bath



One of 2 Bedrooms

Gallery: Images 7 to 12 of 12



Additional View of Kitchen



Deck w Views of Water



Pellet Stove in LR



300 Ft on Bass Lake



GIS Aerial View



View of Access to Long Lake

Prepared By: [Steve Huhta](#) / RE/MAX Lyons Real Estate
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Thu, Mar 26, 2015 10:27 AM