



1824818 **Active** **Single Family** **Price: \$625,000**
W9785 KENT RD **Town** **Dekorra** B08
County: Columbia **Mailing City:** Poynette
Subdivision: n/a WI 53955

Bedrooms: 4 **Finished Above Grade SqFt:** 2,451
Full Baths: 3 **Fin Part/All Below Grd SqFt:** 1,525
Half Baths: 0 **Total Finished SqFt:** 3,946 Blue Print
Year Built: 2001 Assessor
Est. Acres: 49.5000 Assessor **Open House:**
Lot Dim:

[Schedule a Showing](#) **Virtual Tour**
Show Date:

90/94 to East on CS to North on J to Left on Kent Rd

Living/Great: M 25x16	Mstr BedRm: M 17x17	Laundry: M 8x7	Baths	School Info
Formal Dining: M 19x11	2nd BedRm: M 12x10	Other M 11x4	Full Half	(D) Poynette
Dining Area:	3rd BedRm: L 14x13	Sun Room M 13x13	Upper: 0 0	(E) Poynette
Kitchen: M 25x12	4th BedRm: L 17x13	Rec Room L 31x20	Main: 2 0	(M) Poynette
Family Room:	5th BedRm:		Lower: 1 0	(H) Poynette

Lake/River: Rowan Creek	Zoning: Res, Ag	Net Taxes: \$ 6,522 / 2017	Land Assess: \$ 114,800
Feet WaterFront:	HOA Dues/Yr:	Builder:	Improvements: \$ 286,800
Parcel: 11010-893.03		Owner:	Total Assess: \$ 401,600 / 2017

Type 1 story	Fuel Liquid propane
Architecture Ranch, Colonial	Heating Forced air, Central air, Zoned Heating
Mstr Bed Bath Full, Walk-in Shower, Separate Tub	/Cooling
Kitchen Breakfast bar, Pantry, Range/Oven, Refrigerator, Dishwasher,	Water/Waste Well, Non-Municipal/Prvt dispos
Features Microwave, Disposal	Driveway Paved, Unpaved
Basement Full, Full Size Windows/Exposed, Walkout to yard, Finished, Partially finished, Sump pump, 8'+ Ceiling, Poured concrete foundatn	Barrier-free Open floor plan, First floor bedroom, First floor full bath, Stall shower, Level drive, Level lot, Width of hallways
Garage 3 car, Attached, Detached, Heated, Opener, Additional Garage	36"+, Door openings 36+, Low pile or no carpeting
Exterior Vinyl, Brick, Stone	Waterfront Stream/Creek
Lot Description Wooded, Rural-not in subdivision, Horses Allowed	Farm Features Pasture

Interior Features Wood or sim. wood floor, Walk-in closet(s), Great room, Vaulted ceiling, Skylight(s), Washer, Dryer, Air cleaner, Water softener inc, Jetted bathtub, Wet bar, Cable available, Hi-Speed Internet Avail, At Least 1 tub
Exterior Features Deck, Patio, Storage building

Included: Oven/range (2) , refrigerators (2) microwave, double ovens, dishwasher, window coverings, garage remotes, washer & dryer

Excluded:

Beautiful country living (50 acres), large ranch, open floor plan, main floor master & laundry, walk in closets, maple custom cabinets, spacious kitchen w/ double ovens, granite counter tops, oversize pantry, L.L. with full walkout, additional bedrooms, bar & kitchen with entertaining area, 2nd laundry, three car att. garage with an additional extra deep three car detached garage/shop. The 49.5 acres are mostly wooded, some pasture.. perfect for horses or other ag. animals. Lots of wildlife, big deer, turkeys, ducks, with its own Class "A" trout stream running across the property. Animals welcome.

Call Showing line at 800/746-9464. Co-listed w/Lisa Kratcha 608/279-1505.

LstAgt: Bob Sprysl 53083-90	CoList: Lisa Kratcha	List Date: 3/15/2018	Expire Date: 10/28/2018
Pref: 608-225-9626	Pref: 608-279-1505	Subagent Comm: 3%	Electronic Consent: Yes
bsprysl@ureach.com	lkratcha@restainohomes.com	BuyerAgent Comm: 3%	Exclusive Agency: No
Restaino & Associates	Restaino & Associates	DOM: 149 CDOM: 149	Licensee Interest: No
608-833-7777	Fax #: 608-833-8865	AO Date:	Limited Service: No
26 Schroeder Ct	26 Schroeder Ct	Closing Date:	Multiple Rep: DA
Madison WI 53711-2503	Madison WI 53711-2503	Financing:	Named Exceptions: No
SaleAgt:	Sold Price:	Sale Factors:	Policy Letter: No
	Concessions:	Competing Offers:	Variable Comm: Yes

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