






**1796896**      **Active**      **Single Family**      **Price: \$424,900**  
**6798 Erdman Rd**      **Town Arena**      J01  
**County:** Iowa      **Mailing City:** Arena  
**Subdivision:** Lot 2, CSM 399      WI 53503

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**Bedrooms:** 3      **Fin Above Grade SqFt:** 1,880  
**Full Baths:** 2      **Fin Below Grd Exp SqFt:**  
**Half Baths:** 0      **Finished Non-Exp SqFt:**  
**Total Finished SqFt:** 1,880 *Blue Print*  
**Year Built:** 1993 *Seller*  
**Est. Acres:** 41.3300 *Assessor*  
**Lot Dim:**  
**Open House:**

**Click M for Map:**   
**Documents (if any):**   
**Calculate Payment:** 

Hwy 151 to R on Co Rd HHH to R on Co Rd H to L on Erdman Rd.

		<b>Baths</b>		<b>School Info</b>	
		<b>Full</b>	<b>Half</b>		
<b>Living/Great:</b> M 18x19	<b>Mstr BedRm:</b> M 17x19	<b>Laundry:</b> M	<b>Upper:</b> 0	<b>(D)</b> River Valley	
<b>Formal Dining:</b> M 12x14	<b>2nd BedRm:</b> M 12x11	<b>Three-Season</b> M 16x14	<b>Main:</b> 2	<b>(E)</b> Spring Green	
<b>Dining Area:</b>	<b>3rd BedRm:</b> U 15x8		<b>Lower:</b> 0	<b>(M)</b> River Valley	
<b>Kitchen:</b> M 12x13	<b>4th BedRm:</b>			<b>(H)</b> River Valley	
<b>Family Room:</b>	<b>5th Bedrm:</b>				

**Lake/River:**      **Net Taxes:** \$ 4,586 / 2015      **HOA Dues/Yr:**  
**Feet WaterFront:**      **Zoning:** RES      **Builder:**  
**Parcel #:** 002-1459.B

<b>Type</b>	1 story, 1 1/2 story	<b>Fuel</b>	Liquid propane
<b>Architecture</b>	Ranch	<b>Heating/Cooling</b>	Central air
<b>Mstr Bed Bath</b>	Full	<b>Water/Waste</b>	Well, Non-Municipal/Prvt dispos
<b>Dining</b>	Living-dining combo, Dinette, Eat-in kitchen	<b>Driveway</b>	Blacktop/Asphalt
<b>Kitchen Features</b>	Dishwasher	<b>Barrier-free</b>	Open floor plan, Level drive, Width of hallways 36"+
<b>Fireplace</b>	Free standing STOVE		
<b>Basement</b>	Exposed, Poured concrete foundatn		
<b>Garage</b>	Attached, Detached, 4+ car, Additional Garage, Garage Door > 8 ft		
<b>Exterior</b>	Vinyl, Wood		
<b>Lot Description</b>	Rural-not in subdivision		
<b>Interior Features</b>	Vaulted ceiling, Skylight(s), Washer, Dryer, Water softener inc		
<b>Exterior Features</b>	Deck, Storage building		
<b>Items Included:</b>	Stove, refrigerator, dishwasher, washer and dryer.		
<b>Items Excluded:</b>	All other personal property.		

Perfect home in the Country to Enjoy! You will have it all with this great setting. Offering long distant views of the Driftless Area. Wildlife including Trophy Whitetail and Turkey hunting on your own 40 acres of Mature Hardwoods and room for food plots. Home is in Excellent condition! Large 3 season porch, Vermont wood burning casting stove, vaulted ceiling, first floor laundry, newer furnace, large deck and walk out lower level. Room to expand. Extra 24x30 pole building with concrete and electricity.

**Sold Price:**      **Concessions:**      **Closing Date:**  
*This information provided courtesy of:* First Weber Inc      03/11/2017 09:38 AM

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