

3646	1846543	11969 County Hwy B	4+	3	Sparta	\$317,500
<b>Listing #</b>	<b>MLS #</b>	<b>Property Address</b>	<b>Bdrms.</b>	<b>Bath</b>	<b>Location</b>	<b>Price</b>

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Property Type	Residential	Gravel Driveway	X	ROOMS	1 <sup>st</sup> Floor	Upper	Lower
Construction	Frame	Window Blinds		Furnace Rm.			11x20
Lot Size	1.54 Acres	Storm Windows	X	Living Rm.	15x18		
Tax Before Credits	To be determined	Screens	X	Dining Rm.	10x17		
Tax After Credits	To be determined	Dishwasher	X	Kitchen	11x12		
Age / Condition	1 / Excellent	Range	X	Family Rm.			12x18
Foundation	Poured	Refrigerator	X	Bedroom	13x14	13x13	12x12
Heating System	L.P. Forced Air	Washer		Bedroom	11x11	13x13	
Water Heater	Electric	Dryer		Bedroom			
Air Condition	Central Air	Microwave	X	Storage Rm.			13x26
Back Patio	12 x 16	L.P. Gas	X	Office			
Front Porch	8 x 20	Well	X	Bath	4 Pc/3 Pc	4 Piece	Stubbed
Porch	None	Septic	X	Landing		10x21	
Garage	26 x 26	Ceiling Fans	X	Utility Rm.	6x10		
Type of Roof	Shingle	Hi-Speed Internet Ava.	X	Basement	Full / Easily Finished Off		
Siding	Vinyl	<b>Remarks: NEW CONSTRUCTION!</b>					
Type of Walls	Drywall	<ul style="list-style-type: none"> <li>Quality craftsmanship, attention to detail on just over 1½ acres! Lots of beautiful oak kitchen cabinets with under cabinet lighting, EZ close doors, stainless appliances, Hunter fans, Pella windows and exterior doors, solid oak 6 panel interior doors, 5½" oak baseboard, step staircase lighting, private 3-piece master bath with step-in shower plus walk-in closet, 2x6 walls with R25 spray foam insulation, R55 in the attic, basement walls are R19 spray foam insulation, walk in closets in all bedrooms, main floor utility room, a large sitting/play room upstairs, high speed internet available and tons more. Enjoy the beautiful country views!</li> <li>The basement is insulated and sheetrocked and ready for your finishing touches. There are 2 ingress/egress windows, a 4-piece bath is stubbed in and there are 8' ceilings.</li> </ul>					
Type of Floors	Laminate/Tile/Carpet						
County	Monroe						
Township	Sparta						
Square Foot	2250+/-						
<p><b>Directions: From Sparta take County Hwy B north 3 miles – Property on the left.</b></p>							
Listed By	Stockwell / Stockwell						
Owner	Steinhoff						