



Residential 804005 Active		712 Ingalls Rd, SW Menomonie, WI 54751		L\$174,900																																																																			
 	Type: Single Family Style: 1 Story Bedrooms: 3 Full Baths: 2 Partial Baths: 0 Lot Size: Acreage: 0.44 Apx Fin AG: 1,317 Apx Fin BG: 600 Apx Fin SQFT: 1,917 Virtual Tour:		County: Dunn Area: 15 - Menomonie Schl/City School Dist: Menomonie Garage Cap: 3 Garage Type: Detached Year Built: 1993 Taxes: \$3654.09 Tax Year: 2007 Tax ID: 251123507000 Waterfront: No																																																																				
	Association: Assoc. Fee:		Common: Restrictive Cov:		Area 2: Twp:																																																																		
Wtr Frnt Type: Lake/River Name: Lake Size: Waterfront CF:		Wtr Frnt Ft: Own Frntg: Deeded Access:		Home Dim: 46 X 28 + 6 X 1 Seasons: Easement: Lake Depth:																																																																			
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ROOM</th> <th>LEVEL</th> <th>EST SIZE</th> <th>FLOOR</th> <th>ROOM</th> <th>LEVEL</th> <th>EST SIZE</th> <th>FLOOR</th> </tr> </thead> <tbody> <tr> <td>Living Rm</td> <td>M</td> <td>16 X 15</td> <td>Carpet</td> <td>BR 1</td> <td>M</td> <td>15 X 14</td> <td>Carpet</td> </tr> <tr> <td>Kitchen</td> <td>M</td> <td>12 X 11</td> <td>Vinyl</td> <td>BR 2</td> <td>M</td> <td>11 X 9</td> <td>Carpet</td> </tr> <tr> <td>Dining Rm</td> <td></td> <td></td> <td></td> <td>BR 3</td> <td>M</td> <td>11 X 9</td> <td>Carpet</td> </tr> <tr> <td>Dining Area</td> <td>M</td> <td>12 X 7</td> <td>Vinyl</td> <td>BR 4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Family Rm</td> <td>L</td> <td>26 X 22</td> <td>Carpet</td> <td>BA 1</td> <td>M</td> <td></td> <td>Vinyl</td> </tr> <tr> <td>Laundry</td> <td>L</td> <td></td> <td></td> <td>BA 2</td> <td>M</td> <td></td> <td>Vinyl</td> </tr> <tr> <td>Office</td> <td></td> <td></td> <td></td> <td>Other</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>								ROOM	LEVEL	EST SIZE	FLOOR	ROOM	LEVEL	EST SIZE	FLOOR	Living Rm	M	16 X 15	Carpet	BR 1	M	15 X 14	Carpet	Kitchen	M	12 X 11	Vinyl	BR 2	M	11 X 9	Carpet	Dining Rm				BR 3	M	11 X 9	Carpet	Dining Area	M	12 X 7	Vinyl	BR 4				Family Rm	L	26 X 22	Carpet	BA 1	M		Vinyl	Laundry	L			BA 2	M		Vinyl	Office				Other			
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Included: Dryer, Microwave, Oven/Range, Refrigerator, Washer, Other-See Remarks, Dishwasher, Window Coverings Excluded: Sellers Personal, Freezer, Other-See Remarks																																																																							
Basement: Full, Partially Finished Driveway: Concrete Fireplace: Fuel Source: Natural Gas New Const: Outbuilding: Sewer: City Sewer Water: City-Water Exterior: Wood		Cooling: Central Electric: Circuit Breaker Foundation: Poured Heating: Forced Air Occupancy: Patio/Deck: Deck-Wood Showing: Lockbox-Electric, Sign-on Property Water Heater: Natural Gas Zoning: Residential																																																																					
Directions: I-94, S on Hwy 25 (Broadway), R on 21st Ave, W; L on Bongey; R on Ballentine, L on Ingalls																																																																							
Remarks: Nice ranch on Menomonie's S. side - only 2 blocks to the high school. Large yard is nicely landscaped. Master BR has bath with walk-in shower (new in '07). Great kitchen with oak cabinets and island. Double pantry with swing out doors. Trussed floors give basement 8' ceiling height. Large family room in lower level. 26' x 40' garage is completely insulated. 1 stall with in-floor heat. Roll-up door between heated and unheated sides. A must see!																																																																							
Legal: Lot 2, Block 15, Grove Hill 2nd Addition																																																																							
Apx Unfin AG: Apx Unfin BG: Apx Unfin SQFT:		Condition Report: Yes Access Feat Rpt:		Seller Financing: Seller Fin Remarks:																																																																			
No Photo Available		Prepared by: GAYLE KRECKLOW PETERS REAL ESTATE 1820 BRACKETT AVE EAU CLAIRE, WI 54701 http://www.petersrealestate.net		Email: gayle@petersrealestate.net Off. Ph#: 715-831-2105 Preferred Ph#: 715-559-1996 Certs:																																																																			



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 Adjust Page Margins to smallest settings for best printing results.

 712 Ingalls Rd, SW 

