



**MLS #: 1564285**    **Active**    **Single Family**    **Price: \$94,900**  
**1649 ANIWA CT**    **Town Rome**    A17  
**County:** Adams    **Zip:** 54457    **State:** WI  
**Subdivision:** None

**Bedrooms:** 2    **Est. Fin Above Grade SqFt:** 830  
**Full Baths:** 1    **Est Fin Below Grd Exp SqFt:**  
**3/4 Baths:** 0    **Est. Finished Non-Exp SqFt:**  
**Half Baths:** 0    **Est. Total Finished SqFt:** 830  
**1/4 Baths:** 0    **Estimated Age:** 49

**Directions:** From Hwy 21 west of Arkdale:North on Z, Right on Aniwa Ct.

**Click for Map:**

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>			
<b>Living Rm:</b>	M 14x19	<b>Mstr BedRm:</b>	M 12x10	<b>Laundry:</b>	N	<b>Full</b>	<b>3/4</b>	<b>Half</b>	<b>1/4</b>
<b>Dining Rm:</b>	N	<b>2nd BedRm:</b>	M 9x10			<b>Upper:</b>	0	0	0
<b>Kitchen:</b>	M 14x10	<b>3rd BedRm:</b>				<b>Main:</b>	1	0	0
<b>Family/Rec:</b>	N	<b>4th BedRm:</b>				<b>Lower:</b>	0	0	0
<b>School District:</b>	Nekoosa	<b>Elementary:</b>	Call School District	<b>Middle:</b>	Call School District	<b>High:</b>	Nekoosa		

**Legal:** W 200 FT SW1/4 NE1/4    **Land Assess:** \$ 46,400  
**Parcel #:** 030-00217-0000    **Zoning:** Res    **Improvements:** \$ 36,600  
**Est. Lot Size:** 6. Acres    **Builder:**    **Total Assess:** \$ 83,000 / 2008  
**Est. Lot Sq. Ft:**    **Net Taxes:** \$ 1529 / 2008

<b>Type</b>	1 story	<b>Fuel</b>	Liquid propane
<b>Style</b>	Ranch	<b>Heating/Cooling</b>	Other
<b>Master Bedrm Bath</b>	None	<b>Water/Waste</b>	Well, Non-Municipal/Prvt dispo
<b>Dining</b>	Eat-in kitchen	<b>Roof</b>	Compstrn/Fiberglass
<b>Kitchen Features</b>	N/A	<b>Barrier-free</b>	Level drive, Level lot
<b>Fireplace</b>	None	<b>Miles to Capitol</b>	Over 50 miles
<b>Basement</b>	None	<b>Terms/Misc.</b>	Cash
<b>Garage</b>	1 car, Attached	<b>Waterfront</b>	N/A
<b>Driveway</b>	None	<b>Lake/River</b>	
<b>Exterior</b>	Wood	<b>Environmentally Friendly</b>	N/A
<b>Lot Size</b>	Over 5 to 10 acres	<b>Farm Features</b>	N/A
<b>Lot Description</b>	Corner, Wooded, On dead end		

**Interior Features** N/A

**Exterior Features** Fenced Yard, N/A

Come Central Wisconsin's favorite playground! This very, very private getaway place is located in an area that is a recreational heaven! Borders town-owned land and not in a subdivision! No Neighbors! Walk across the street to Wisconsin's 2nd largest lake's access point! Fish, boat, swim or sail. Lake Petenwell is a big enough lake to do it all! Nearby ATV & snowmobile trails offer fun for every season! Bring your your big toys because this home has an attached garage for storage!

**Sold Price:**    **PtsPd/SlrCr:**    **Closing Date:**

*This information provided courtesy of: Landman Realty LLC*

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS



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