



OK REALTY

Owen Kirk Kaul, Broker

Mari L. Kaul, Salesperson

129 N. Lake St., PO Box 548

Hustisford, WI 53034

Office Phone: (920) 349-3313

Kirk's Cell: (262) 389-5021

Mari's Cell: (920) 285-0655

E-mail: kirkkaul@okrealty.biz

Websites: www.okrealty.biz

www.okrealtyoshkosh.biz

**N5095 Arrowhead Trail, Juneau, WI
Town of Hubbard - Dodge County**

NEW PRICE: \$309,900

Waterfront Beautifully Renovated 3-Bedroom Ranch Home

A birdwatcher's paradise with eagles, pelicans, blue herons and a variety of other birds enjoying our beautiful Lake Sinissippi!

**Rooms: 'Open Concept' Livingroom/Kitchen/Diningroom
3-Season Insulated Sun Room**

**Bedrooms: 3 Bathrooms: 2
Attached Wood Deck**

**Style: Ranch
Age: 1960
Waterfront: 120 feet
Water Heater: Gas
Sewer: Sanitary District**

**Size: 1,634 sq.ft.
Exterior: Wood Siding
Electric: 100 amp
Roofs: 2015
Garage: 1+ car det. (400sqft)**

**Lot Size: .473 acre
Taxes: \$3,316.69 (2016)
Heat: Gas F/A & Electric
Water: Private Well
Basement: Partial Block & Crawl Space**

Dimensions (appr.)

**Livingroom: 19x14
Bedroom: 16x10**

**Kitchen: 14x10
Bedroom: 12x11**

**Dining area: 8x8
Bedroom: 12x9**

**Sun Room: 21x9
Deck: 22x10**

Completely gutted to the studs and renovated! New insulation, drywall, electrical, lighting, cabinets, counters, Hickory wood flooring, carpeting, porcelain tile, 6-panel doors, 8' sliding glass patio doors, paint, roofs, deck, kitchen island with eating bar, the new kitchen appliances are Kenmore gas stove, refrigerator, microwave & dishwasher, the master bathroom has a 5' walk-in shower, the sun porch features wrap around windows, 400 sq.ft. garage, the .473 acre landscaped yard has 120 feet of frontage with hard bottom and western sunset view of the lake, variety of birds & wildlife (eagles, pelicans, blue herons, deer.). Enjoy our lake all 4 seasons of the year boating, jetskiing, kayaking, snowmobiling, car racing and even some fishing. Great central location only 1 hour between Milwaukee, Madison & Oshkosh - about 2.5 hours from Chicago.

Directions: Hwy. 60 to St. Helena Road to Arrowhead Trail *Look for OK Realty signs.*
All information deemed reliable but not guaranteed and is subject to change or correction.