



Address	<b>C2428 Eau Pleine Rd</b>			Rooms		Bedrooms	3	Baths	2
Municipality	Town of Cleveland/Stratford			School	Stratford				
Directions	N on Hwy 97 – East onto Cty Rd C – North onto Rangeline – West onto Eau Pleine Rd – Right to stay on Eau Pleine Rd								
Lot Desc	2.5 Acres MOL	Loc	Zone	Tx Key #	Abstract	<a href="#">Click Here To View Slideshow</a>			
ROOM	SIZE	2nd	LL	FEATURES			CONSTRUCTION		
Living Rm	16 x 18			Curb/Gutter	No	Stories	Three Story		
Dining Rm	11.7 x 16.8			City Water		Est. Sq. Ft	432(LL) + 1672(M) + 432(U) = 2536		
Kitchen	13.6 x 11.7			Gas	LP				
Bath	Full			Sewer		Est. Age	1973 Addtn 1996-97		
Bath	Full w/Whirlpool Tub	X		Septic	Mound	Siding	Steel/Stucco		
Bedroom	Master 13.7 x 16.8			Well	Shared	Roof	Shingles'09**		
Bedroom	13 x 11.6			Drapes		Walls	Wood/Brick		
Bedroom	12.4 x 11.3	X		Range/Oven	X	Trim	Pine Cabinets		
Bedroom				Hood / Fan	No	Floors	Lam/Tile/Wood/Carpet/Vinyl		
Family Rm	19.4 x 19.4 Irreg	3 <sup>rd</sup>		Disposal	X	Fireplace	Gas FP, Wood & Pellet Stoves		
Hot Tub	9.10 x 11.2 Irreg			Refrigerator	X	Basement	Partial - Unfin		
Patio/Deck	Wood Deck/Terra Lok Patio/Keepers Walk			Dishwasher	X	Water Htr	LP 50 Gal		
Utility Rm	Main Floor			Air	2/96**	Heat/Fuel	2 FA/LP (96)**		
Garage	20x28 Garage, 24x28 Garage, 40x72 Bldg			H2o Softnr	None		**Est per Seller		

Remarks: Information Provided By Seller or Other Third Party and Has Not Been Verified By Broker: Information contained herein must be verified by buyer

**AHOY SHIPMATES & LANDLUBBERS ALIKE...** reminiscent of a coastal lighthouse, this unique 3BR,2BA home is located on approx 250' of frontage on the Eau Pleine Flowage on approx 2.5 A lot offering great storage for all your watercraft and other toys in the 20x28 and 24x28 detached garages plus 40x70 pole bldg. Loaded with windows for great views of the water & westerly sunsets, this home features main floor master BR & laundry, second floor w/BR and bath plus third floor FR w/pellet stove. Pella windows, new shingles in 2009, mound system, 8' platform cedar deck, fire pit, fish shack & more make this a turnkey move!

Shared Well & Shared Private Road

Occupied By	Owner	Owner	Hasz		Est Heat		Taxes	\$4859.42(11)
Possession			Lockbox	No	Sign	Yes	File #	2.4
Office	<b>RE/MAX Am. Dream</b>		Phone	<b>384-4423</b>	Agent	<b>Sharon Helwig</b>	Phone	<b>305-9971</b>
Price	<b>\$250,000</b>			MLS#	1007058	ATR#		

**RE/MAX American Dream**  
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**Sharon Helwig, CRS/GRI**  
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