

“Sportsman’s Retreat / Fixer Upper” – Details of the Property

- 1 block from Public Boat Launch for Lake Puckaway (5000 acres)
- Perfect location for Hunting / Fishing / Recreation
- Built in 1894 with Kitchen addition in 1920
- .42 Deeded Acres with 700+/- square foot house – 3 Bedrooms
- Renovation 30 years ago to include garage under the deck
- Roof is in good condition, but shingles are pushing 30 years old
- Metal roof over kitchen is solid and has never leaked
- Deck is sturdy, but could use some new boards here and there
- New siding, insulation & vapor seal 10 years ago
- 90% of windows were replaced 10 years ago
- 200 Amp breaker without AC
 - Natural gas at lot line and could convert to a gas furnace
- Plumbing removed 1 year ago (Kitchen faucet & basement shower) to become compliant with Village Ordinances with regards to potable water
 - It would require a well & septic system
 - No PERC test has been completed, but plenty of room for a system TBD.
- There is a “Jet Pump” well that has a spicket for “outside use”, but is not rated as “potable water”
- Fieldstone foundation with some signs of deterioration on the North facing wall. This can be noticed in the basement/cellar and in the garage. Likely cause is the pitch of the porch that directs water along that wall.
- Basement/cellar has electric (Knob & Tube) and has 2 separate rooms.
- 1st Floor: (potential for small addition to add a full bathroom)
 - Electric baseboard heat throughout
 - Kitchen 10’x14’+/- with screen door leading to porch and front door
 - Small room with Electric Toilet 3’x5’+/-
 - Living Room 12’x14’+/-
 - Small bedroom 8’x10’+/- with closet that has access to basement
- 2nd Floor:
 - 2nd Bedroom 10’x12’+/-
 - 3rd Bedroom (master) 12’x14’+/- with closet
 - Small hall closet
 - Electric baseboard heat in each room
- Inclusions: All Fixtures, Furniture, Kitchenware, Cookware & Bedding
- Not Included: Lawnmower, trimmer & misc. personal property