



**\$774,900**

# FEATURES & UPDATES

**6209 CASSIDY RD MINERAL POINT, WI 53565**

## - PROPERTY FEATURES -

13.90 Acres \* 9 acres in CRP that pays \$1,980 a year. Ends 2032 Can buy out if desired

Alliant - Average \$106 per month \* LP Gas - FS

Internet - Comelec or ATT

## - PROPERTY UPDATES -

- Shouse was built in 2016
  - Addition to Shouse 2019 (this is the garage/family room area)
- In floor heat throughout with two boilers for separate zoning
- Security Screens on Windows
- Security System install
- Roof, Refrigerator, Microwave - 2016
- 2 On Demand Water Heaters 2016 & '18
- Convection Oven - 2024
- Wired for Mini Splits
- Central Vac

## -COTTAGE -

- Fully insulated
- Heated
- Half bath - Can add Shower

## - SHED-

- Total size 60x80
  - Big Room 40x80 - insulated with ceiling heaters and 14' garage doors
  - Other room 48x22 - in floor heat with 8' Door
  - Workshop - 22x22 - in floor heat with 10' garage door
  - Bathroom
  - Tankless water heater and boiler
- Side of shed has a camper hookup with Electric and Water
- Roof has been rubberized to extend its life span
- Loading Doc area
- Well - 2005
- Septic - 2010