

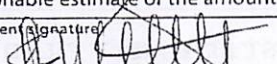
Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) <u>Dmyekachuk + Ebele Dmyeabor</u>				Agent name (if applicable)			
Owner mailing address <u>207 Country Club Ct</u>				Agent mailing address			
City <u>La Crosse</u>	State <u>WI</u>	Zip <u>54601</u>		City	State	Zip	
Owner phone <u>(404) 957 9881</u>		Email <u>sonyeabor@yahoo.com</u>		Owner phone		Email	
Section 2: Assessment Information and Opinion of Value							
Property address <u>207 Country Club Ct</u>				Legal description or parcel no. (on changed assessment notice)			
City <u>La Crosse</u>	State <u>WI</u>	Zip <u>54601</u>					
Assessment shown on notice - Total <u>672,800</u>				Your opinion of assessed value - Total <u>647,750</u>			
If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:							
Statutory Class		Acres	\$ Per Acre	Full Taxable Value			
Residential total market value							
Commercial total market value							
Agricultural classification: # of tillable acres		@	\$ acre use value				
# of pasture acres		@	\$ acre use value				
# of specialty acres		@	\$ acre use value				
Undeveloped classification # of acres		@	\$ acre @ 50% of market value				
Agricultural forest classification # of acres		@	\$ acre @ 50% of market value				
Forest classification # of acres		@	\$ acre @ market value				
Class 7 "Other" total market value			market value				
Managed forest land acres		@	\$ acre @ 50% of market value				
Managed forest land acres		@	\$ acre @ market value				
Section 3: Reason for Objection and Basis of Estimate							
Reason(s) for your objection: (Attach additional sheets if needed) <u>Property was built 1991, no remodel, no addition, purchased 2020</u>				Basis for your opinion of assessed value: (Attach additional sheets if needed) <u>- Comparable Market Analysis by an accredited Realtor - Attached</u>			
Section 4: Other Property Information							

- A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No
If Yes, provide acquisition price \$ 420,000 Date 08 20 2020 ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance
(mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☐ Yes ☒ No
If Yes, describe _____
Date of changes - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? ☐ Yes ☐ No
(mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale? ☐ Yes ☒ No
If Yes, how long was the property listed (provide dates) - - to - -
(mm-dd-yyyy) (mm-dd-yyyy)
Asking price \$ _____ List all offers received _____
- D. Within the last five years, was this property appraised? ☐ Yes ☒ No
If Yes, provide: Date - - Value _____ Purpose of appraisal _____
(mm-dd-yyyy)
- If this property had more than one appraisal, provide the requested information for each appraisal.

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ Note: This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing <u>30</u> minutes.	
Property owner or Agent signature 	Date (mm-dd-yyyy) <u>07 16 2025</u>

Notice of Intent to File Objection with Board of Review

I, Onyekachi Sunny Onyeabo as the property owner or as agent for §,
hereby give Notice of Intent to File an Objection to the assessment for Parcel Number 17-20400-010
with a Property Address of 207 Country club Ct for the 2025 Assessment
Year in the City of La Crosse.

This Notice of Intent is being filed: (please mark one)

- ☒ at least 48 hours before the Board's first scheduled meeting
☐ during the first two hours of the Board's first scheduled meeting (Complete Section A below)
☐ up to the end of the fifth day of the session or up to the end of the final day of the session if
the session is less than five days (Complete Section B below)

**Filing of this form DOES NOT relieve the objector of the requirement to timely file a fully
completed written objection form (PA-115A) with the City Clerk (Clerk of the Board of Review).**

Name _____

Phone _____

Date _____

Received by: _____
on: _____

Section A: The Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written or oral objection if a property owner who does not meet the notice requirement appears before the Board during the first two hours of the meeting, shows GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILES A WRITTEN OBJECTION.
Applicant's statement of good cause is:

Section B: The Board of Review may waive all notice requirements and hear the objection even if a property owner fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to request a waiver of the notice requirement during the first two hours of the meeting, if the property owner appears before the Board at any time up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days, and FILES A WRITTEN OBJECTION AND PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCES.
Applicant's statement of extraordinary circumstances is:

**A WRITTEN OBJECTION, ON THE PROPER FORM PA-115A, MUST BE TIMELY FILED
WITH THE CITY CLERK (CLERK OF THE BOARD OF REVIEW).**

Comparable Market Analysis

207 Country Club Ct, La Crosse, WI, 54601

Prepared for Sunny Onyeabor—Monday, July 14, 2025



Susan Timm
Century 21 Affiliated
2850 Midwest Dr
Suite 106
Onalaska, WI 54650
608-408-7102
timmsusan@gmail.com

License #: 41983-90

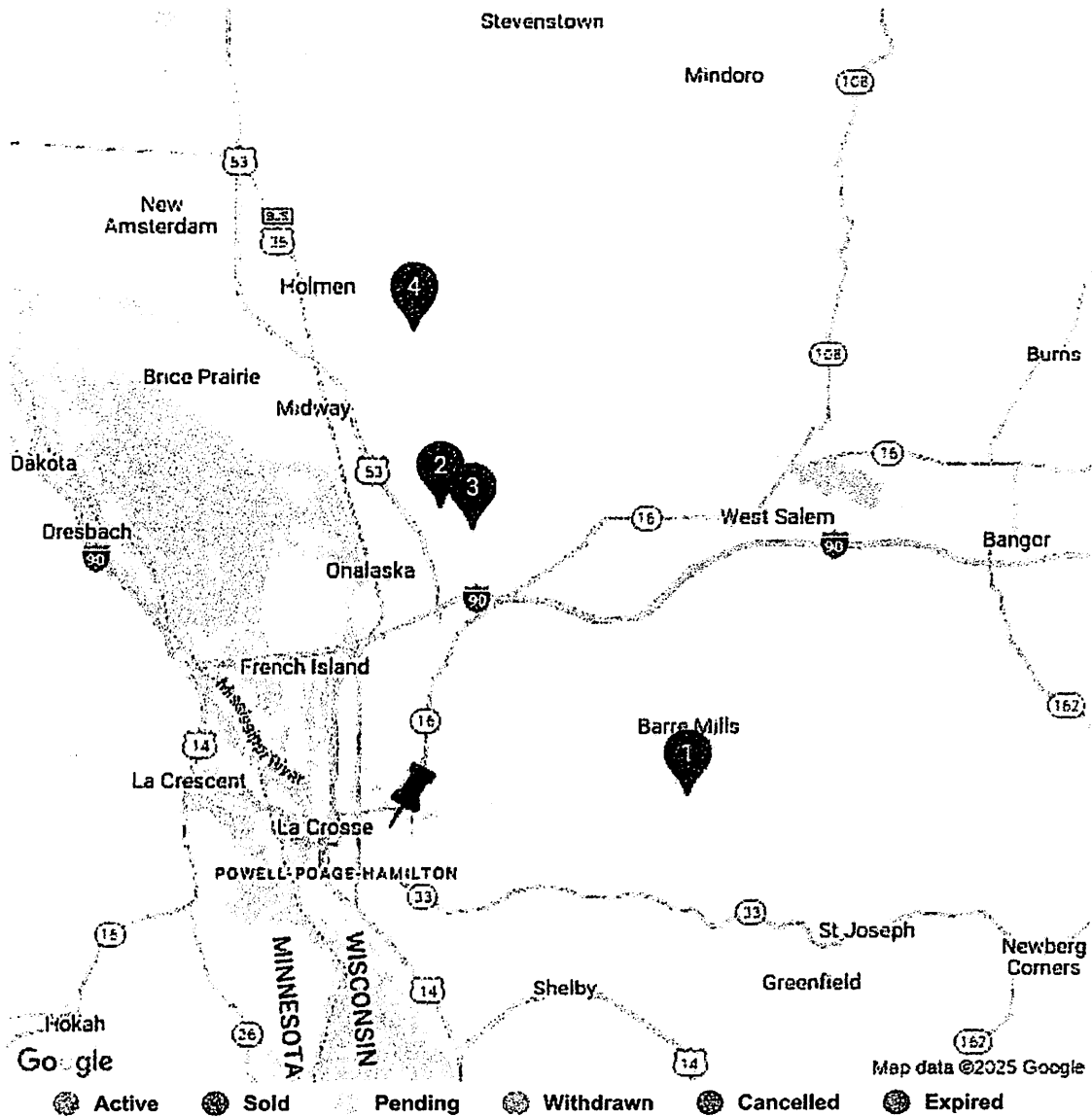
COMMENTS

Sold comparables 2024- Present

CMA Prepared for Sunny Onyeabor by Susan Timm

207 Country Club Ct , La Crosse WI 54601

Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
Subject	207 Country Club Ct , La Crosse WI 54601			
1	N2753 Garbers Rd , La Crosse WI 54601	1883948	Sold	5.14m
2	1152 Aspen Valley Dr , Onalaska WI 54650	1876342	Sold	6.15m
3	2484 Spring Hill Way , Onalaska WI 54650	1877395	Sold	5.81m
4	W6275 Pinewood Dr , Onalaska WI 54636	1885640	Sold	9.55m

CMA Prepared for Sunny Onyeabor by Susan Timm

207 Country Club Ct , La Crosse WI 54601

Subject





Address	207 Country Club Ct , La Crosse, WI 54601
Type	Subdivision
County	LAC
# of Rooms	5
Bedrooms	4
Full Baths	1
Half Baths	
Est. Total Sq. Ft.	4400.00
Architecture	Other
Est. Square Footage	
Exterior	Brick; Wood
Style	2 Story
Lot Description	
Est. Acreage	0.26
Subdivision	
Water Features	
Body of Water	
School District	La Crosse

Taxes	11074.00
Tax Year	2017
Est. Year Built	1991
Garage Spaces	3.00
Garage Type	A
Basement	Full; Poured Concrete; Shower; 8+ Ceiling; Sump Pump; Finished
Heating Fuel	Natural Gas

CMA Prepared for Sunny Onyeabor by Susan Timm

207 Country Club Ct , La Crosse WI 54601

Comparable Properties

Subject	1883948	1876342	1877395
			
207 Country Club Ct La Crosse WI 54601	N2753 Garbers Rd La Crosse WI	1152 Aspen Valley Dr Onalaska WI	2484 Spring Hill Way Onalaska WI
Distance From Subject	5.14	6.15	5.81
List Price	\$595,000	\$659,900	\$650,000
Original List Price	\$595,000	\$674,900	\$729,900
Sold Price	\$626,000	\$640,000	\$640,000
Status	Sold	Sold	Sold
Status Date	10/17/2024	07/31/2024	10/27/2024
Days on Market	5	12	119
Cumulative Days on Market	5	12	119
Adjustment		+/-	+/-
Type	Subdivision		
County	LAC	La Crosse	La Crosse
# of Rooms		0	0
Bedrooms	5	5	4
Full Baths	4	3	2
Half Baths	1	0	2
Est. Total Sq. Ft.	4,400	3,207	4,002
Architecture	Other	Ranch	Prairie/Craftsman
Est. Square Footage			
Exterior	Brick; Wood	Brick; Vinyl	Brick; Vinyl
Style	2 Story	1 Story	2 Story
Lot Description			
Est. Acreage	0.26	2.45	0.71
Subdivision			
Water Features			
Body of Water			
School District	La Crosse	West Salem	Onalaska
Taxes	11,074	5,676.72	8,502.14
Tax Year	2017	2023	2024
Est. Year Built	1991	2003	2002
Garage Spaces	3	3	3
Garage Type	A	Attached	Attached
Basement	Full; Poured Concrete; Shower; 8+ Ceiling; Sump	Full; Poured Concrete; Shower; 8+ Ceiling;	Full; Walk Out/Outer Door; Poured Concrete;
			Full; Walk Out/Outer Door; Full Size Windows;

	Pump; Finished	Finished	Full Size Windows; Finished	8+ Ceiling; Sump Pump; Finished
Heating Fuel	Natural Gas	Natural Gas	Natural Gas	Natural Gas
Adjusted Price	\$647,750	\$626,000	\$640,000	\$640,000

Subject

1885640



207 Country Club Ct
La Crosse WI 54601



W6275 Pinewood Dr
Onalaska WI

Distance From Subject		9.55			
List Price		\$729,900			
Original List Price		\$729,900			
Sold Price		\$685,000			
Status		Sold			
Status Date		11/14/2024			
Days on Market		50			
Cumulative Days on Market		50			
Adjustment			+/-	+/-	+/-
Type	Subdivision	Subdivision			
County	LAC	La Crosse			
# of Rooms		0			
Bedrooms	5	5			
Full Baths	4	3			
Half Baths	1	1			
Est. Total Sq. Ft.	4,400	3,976			
Architecture	Other	Contemporary; Prairie/Craftsman			
Est. Square Footage					
Exterior	Brick; Wood	Other			
Style	2 Story	1 Story			
Lot Description					
Est. Acreage	0.26	0.82			
Subdivision					
Water Features					
Body of Water					
School District	La Crosse	Holmen			
Taxes	11,074	7,920			
Tax Year	2017	2023			
Est. Year Built	1991	2022			
Garage Spaces	3	3			
Garage Type	A	Attached			
Basement	Full; Poured Concrete; Shower; 8+ Ceiling; Sump Pump; Finished	Full; Poured Concrete; Full Size Windows; Sump Pump; Finished			
Heating Fuel	Natural Gas	Natural Gas			
Adjusted Price	\$647,750	\$685,000			

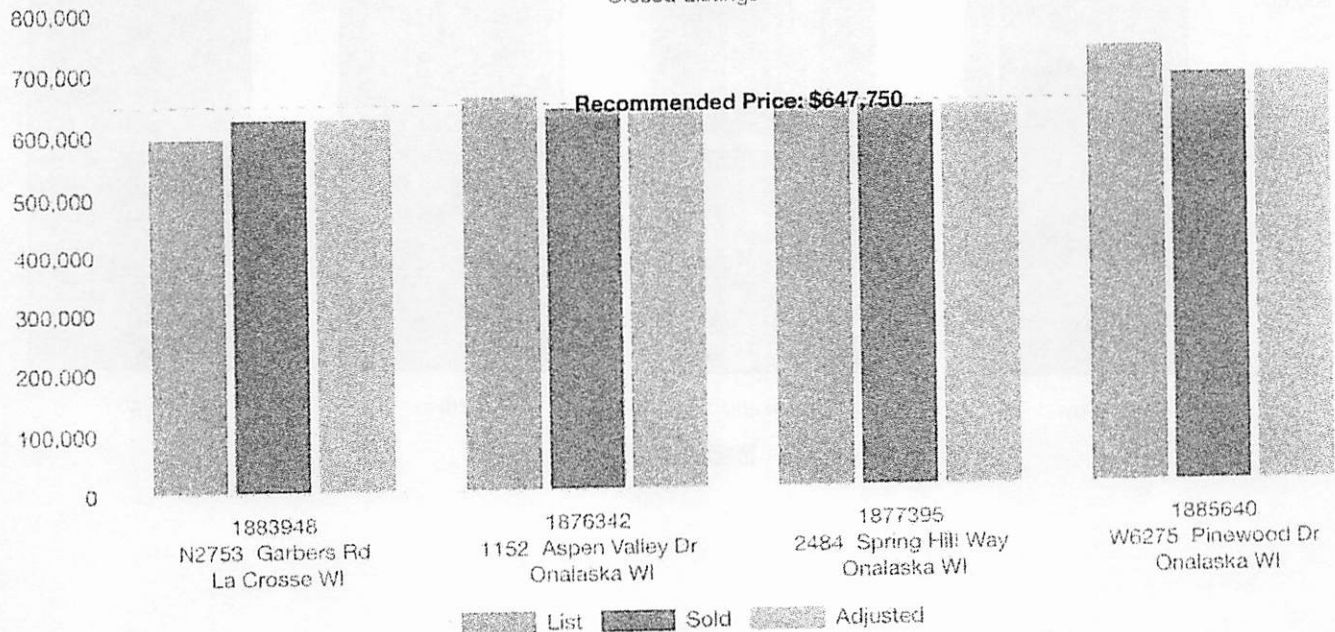
CMA Prepared for Sunny Onyeabor by Susan Timm

207 Country Club Ct , La Crosse WI 54601

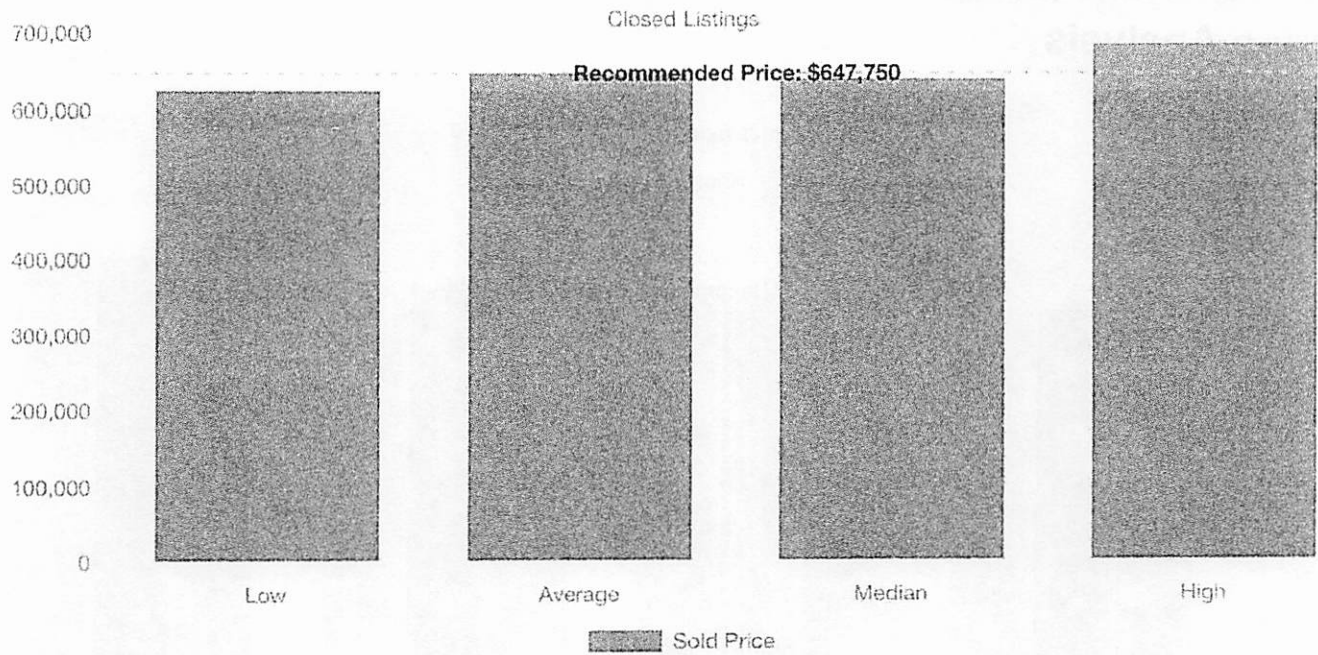
Price Analysis

List, Sold and Adjusted Prices

Closed Listings



Low, Average, Median, and High Sold Prices



Summary of Sold Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1883948	N2753 Garbers Rd, La Crosse WI	\$595,000	5	5	10/17/2024	\$626,000	-	\$626,000
1876342	1152 Aspen Valley Dr, Onalaska WI	\$659,900	12	12	07/31/2024	\$640,000	-	\$640,000
1877395	2484 Spring Hill Way, Onalaska WI	\$650,000	119	119	10/25/2024	\$640,000	-	\$640,000
1885640	W6275 Pinewood Dr, Onalaska WI	\$729,900	50	50	11/14/2024	\$685,000	-	\$685,000

Low, Average, Median, and High Comparisons

	Closed	Overall
Low	\$626,000	\$626,000
Average	\$647,750	\$647,750
Median	\$640,000	\$640,000
High	\$685,000	\$685,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Est. Total Sq. Ft.	Avg. List \$/Est. Total Sq. Ft.	Avg. Sold \$/Est. Total Sq. Ft.	Avg. DOM	Avg. CDOM
Sold	4	2,634,800	658,700	2,591,000	647,750	0.99	3,720	177.48	175.15	46	46
Overall	4	2,634,800	658,700	2,591,000	647,750	0.99	3,720	177.48	175.15	46	46

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search: Metro MLS, WIREX - except Metro MLS; Property type : Status of ; County of ; Municipality of ; Sold Price between 500000 and 700000; Bedrooms between 3 and 99; Total Bathrooms between 2 and 9999; Garage Spaces between 3 and 999999999999; Sold Date between '07/14/2024' and '07/14/2035'.

CMA Prepared for Sunny Onyeabor by Susan Timm

207 Country Club Ct , La Crosse WI 54601

Listing Price Recommendation



Low	\$626,000
High	\$685,000
Recommended	\$647,750

Address: N2753 Garbers Rd La Crosse, Wisconsin 54601 Taxed by: La Crosse

MLS #: 1883948



Property Type: Single-Family
 Status: Sold
 County: La Crosse
 Seller Offers Concessions:

List Price: \$595,000
 Tax Key: 002000422006
 Taxes: \$5,676.72
 Tax Year: 2023
 Est. Acreage: 2.45

Bedrooms: 5
 Total Bathrooms: 3
 Total Full/Half Baths: 3 / 0
 F/H Baths Main: 2 / 0
 F/H Baths Upper:
 F/H Baths Lower: 1
 Garage Spaces: 3
 Garage Type: Attached

Rooms:
 Est. Total Sq. Ft.: 3,207
 Est. Fin Below Grade SqFt: 1,279
 Est. Year Built: 2003
 Zoning: RES

Flood Plain: No

Days On Market: 5

Directions: S on OA, right on Drectrah, left on Garbers Rd

School District: West Salem
 High School: West Salem
 Middle School: West Salem
 Elem. School: West Salem

Name	Dim	Level	Name	Dim	Level
Master Bedroom	14 x 16	Main	Living/Great Room	16.5 x 18	Main
Bedroom 2	14.5 x 13	Main	Kitchen	22 x 13	Main
Bedroom 3	12 x 13	Main	Dining Room	13 x 24	Main
Bedroom 4	18 x 12	Lower	Rec Room	15.5 x 14	Lower
Bedroom 5	12 x 13	Lower	Laundry	12.5 x 8.5	Main

Style: 1 Story
 Architecture: Ranch

Documents: Seller Condition; Indep Inspection Rpt; Other
 Appliances Incl.: Oven; Range; Refrigerator; Microwave; Water Softener Owned

Water/Waste: Private Well; Septic System
 Municipality: Town

Exterior: Brick; Vinyl
 Basement: Full; Poured Concrete; Shower; 8+ Ceiling;
 Finished
 Heating Fuel: Natural Gas
 H/C Type: Forced Air; Central Air; In Floor Radiant

Remarks: Come experience this custom built, five bedroom, three bathroom meticulously maintained and upgraded custom ranch situated in the highly desirable Barre Mills on nearly 2.5 acres. Open concept and functional floor plan including three bedrooms on the main floor and two on the lower level with an additional non-conforming. Throughout the home you will find custom built Amish cabinets and vanities as well as solid core doors. The spacious master ensuite features heated floors, tiled shower, soaker tub and custom designed walk in closet. Cozy up next to the gas fireplaces on either level in the winter and sit on the peaceful back deck and patio on summer weekends watching deer and wildlife. Quality homes like this are hard to find in today's market. Schedule your private viewing today

Inclusions: refrigerator, oven/range, microwave, water softener (owned)
Exclusions: Sellers personal property, washer/dryer

Sold Price: \$626,000

Closing Date: 10/17/2024

Pending Date: 07/22/2024


Listing Office: eXp Realty LLC: 5560

LO License #: 937825-91

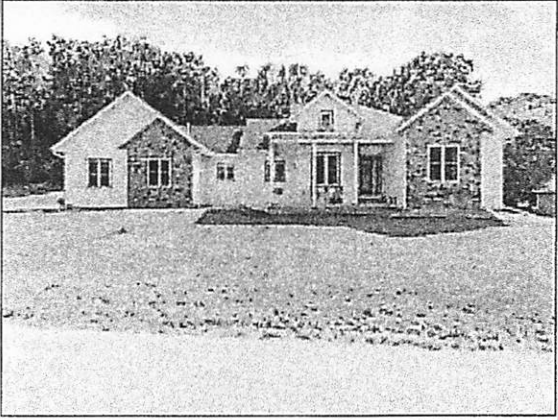
The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2025 by Multiple Listing Service, Inc. See copyright notice. Prepared by Susan Timm on Monday, July 14, 2025 8:31 PM.

Address: 1152 Aspen Valley Dr Onalaska, Wisconsin 54650 Taxed by: Onalaska		MLS #: 1876342																																											
	Property Type: Single-Family Status: Sold Start Showing Date: 05/30/2024 County: La Crosse Seller Offers Concessions: No																																												
	List Price: \$659,900 Tax Key: 018005357000 Taxes: \$8,502.14 Tax Year: 2024 Est. Acreage: 0.71																																												
	Bedrooms: 4 Total Bathrooms: 2.5 Total Full/Half Baths: 2 / 2 F/H Baths Main: 0 / 1 F/H Baths Upper: 2 F/H Baths Lower: 1 Garage Spaces: 3 Garage Type: Attached																																												
	Rooms: Est. Total Sq. Ft.: 4,002 Est Fin Above Grade SqFt: 2,228 Est Fin Below Grade SqFt: 1,774 Est. Year Built: 2002 Zoning: Residential																																												
Flood Plain: No		Days On Market: 12																																											
Directions: East Main St to Greens Coulee to Aspen Valley Dr.																																													
School District: Onalaska High School: Onalaska Middle School: Onalaska	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 15%;">Level</th> <th style="width: 25%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 15%;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>16 x 14</td> <td>Upper</td> <td>Living/Great Room</td> <td>22 x 16</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>13 x 12</td> <td>Upper</td> <td>Kitchen</td> <td>18 x 16</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>11 x 10</td> <td>Upper</td> <td>Family Room</td> <td>16 x 12</td> <td>Lower</td> </tr> <tr> <td>Bedroom 4</td> <td>11 x 10</td> <td>Upper</td> <td>Dining Room</td> <td>16 x 13</td> <td>Main</td> </tr> <tr> <td>Bonus Room</td> <td>11 x 10</td> <td>Lower</td> <td>Rec Room</td> <td>20 x 16</td> <td>Lower</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Laundry</td> <td>10 x 7</td> <td>Main</td> </tr> </tbody> </table>			Name	Dim	Level	Name	Dim	Level	Master Bedroom	16 x 14	Upper	Living/Great Room	22 x 16	Main	Bedroom 2	13 x 12	Upper	Kitchen	18 x 16	Main	Bedroom 3	11 x 10	Upper	Family Room	16 x 12	Lower	Bedroom 4	11 x 10	Upper	Dining Room	16 x 13	Main	Bonus Room	11 x 10	Lower	Rec Room	20 x 16	Lower				Laundry	10 x 7	Main
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Remarks: Unbelievable opportunity to live at the end of Aspen Valley on a large private .71 acre lot with woods and nature out your back door! This outstanding colonial home offers great space with four bedrooms all on the upper level including large master suite, soaring ceilings in the great room on the main level flowing into the expansive kitchen and dining area. Extra space and workbench in the 3 car garage. Large deck overlooks an incredible backyard. Walkout lower level features movie area and living room with bonus office/non conforming 5th bedroom. Everything you've been looking for awaits with this rare find in Aspen Valley, one of the Coulee Regions most sought after neighborhoods! Inclusions: Oven/Range, Refrigerator, Dishwasher, Microwave, Disposal, Washer/Dryer, Water Softener Exclusions: Seller's Personal Property																																													
Sold Price: \$640,000		Closing Date: 07/31/2024																																											
Listing Office: eXp Realty LLC: 556001		Pending Date: 06/10/2024																																											
		LO License #:																																											

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2025 by Multiple Listing Service, Inc. See copyright notice.
 Prepared by Susan Timm on Monday, July 14, 2025 8:31 PM.

Address: 2484 Spring Hill Way Onalaska, Wisconsin 54650 Taxed by: Onalaska		MLS #: 1877395																																											
	Property Type: Single-Family Status: Sold County: La Crosse Seller Offers Concessions:		List Price: \$650,000 Tax Key: 018006112000 Taxes: \$9,405.41 Tax Year: 2022 Est. Acreage: 0.41																																										
	Bedrooms: 4 Total Bathrooms: 4 Total Full/Half Baths: 4 / 0 F/H Baths Main: 4 / 0 F/H Baths Upper: F/H Baths Lower: Garage Spaces: 3 Garage Type: Attached		Rooms: Est. Total Sq. Ft.: 3,695 Est. Year Built: 2013 Zoning: RES																																										
	Flood Plain: No		Days On Market: 119																																										
	Directions: MAIN SREET IN ONALASKA TO GREENS COULEE GREEN COULEE TO CLEARWATER, RT ON CLEARWATER TO STONEBRIDGE, LEFT ON STONEBRIDGE TO SPRING HILL WAY																																												
School District: Onalaska High School: Onalaska Middle School: Onalaska	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 10%;">Level</th> <th style="width: 25%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 10%;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>15 x 17</td> <td>Upper</td> <td>Living/Great Room</td> <td>18 x 15</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>14 x 13</td> <td>Upper</td> <td>Kitchen</td> <td>15 x 16</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>14 x 13</td> <td>Upper</td> <td>Family Room</td> <td>15 x 22.5</td> <td>Lower</td> </tr> <tr> <td>Bedroom 4</td> <td>10 x 14</td> <td>Lower</td> <td>Dining Room</td> <td>20 x 15</td> <td>Main</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Rec Room</td> <td>15 x 14</td> <td>Lower</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Laundry</td> <td>13 x 10</td> <td>Main</td> </tr> </tbody> </table>			Name	Dim	Level	Name	Dim	Level	Master Bedroom	15 x 17	Upper	Living/Great Room	18 x 15	Main	Bedroom 2	14 x 13	Upper	Kitchen	15 x 16	Main	Bedroom 3	14 x 13	Upper	Family Room	15 x 22.5	Lower	Bedroom 4	10 x 14	Lower	Dining Room	20 x 15	Main				Rec Room	15 x 14	Lower				Laundry	13 x 10	Main
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Style: 2 Story; Exposed Basement Architecture: Contemporary Garage: Electric Door Opener Driveway: Paved Exterior: Other Basement: Full; Walk Out/Outer Door; Full Size Windows; 8+ Ceiling; Sump Pump; Finished Heating Fuel: Natural Gas H/C Type: Forced Air; Central Air Bath Description: Off MBR; MBR Bath Separate Tub; At least one Bathtub; Shower Stall		Documents: Seller Condition; Restrictions/Covenants; Other Appliances Incl.: Cooktop; Oven; Refrigerator; Dishwasher; Microwave; Washer; Dryer; Water Softener Owned Misc. Exterior: Patio; Sprinkler System; Electronic Pet Containment Misc. Interior: Natural Fireplace; Walk-In Closet(s); Pantry; Central Vacuum; Cable TV Available; Simulated Wood Floors; Wood Floors; Kitchen Island Water/Waste: Municipal Water; Municipal Sewer Municipality: City																																											
Remarks: Beautiful 4 Bdr, 4 bath executive home in preferred Savannah Oaks! Custom built LR Ross home boasts open floor plan w/ large kitchen island, cherry cabinetry, beautiful soap stone countertops, walk-in pantry, office area/nook and plenty of space to entertain. Living room is cozy w/ wood burning fireplace and stone surround. Character and charm throughout - reclaimed slate flooring, distressed black lower cabinets in kitchen, cork flooring in upper. Second floor w/ expansive master bdrm suite w/ serene mstr bath and claw foot tub, heated floors in mstr bath, large walk-in closet. Lower level walkout w/ large rec area/ family room, 4th bedroom and bathroom, & bonus flex space. Heated flooring in lower level, windows galore and a great backyard patio area for those summertime grill-out Inclusions: Range, Oven, Dishwasher, Microwave, Refrigerator, water softener - LL Whole home (owned), washer and dryer Exclusions: Water filtration system under kitchen sink is rented through Culligan. Plumbed for central vac system - but seller never used and does not have it setup.																																													
Sold Price: \$640,000		Closing Date: 10/25/2024																																											
Listing Office: Assist 2 Sell Premium Choice Realty, LLC: 5257		Pending Date: 09/24/2024 LO License #: 936503-91																																											
Transaction Type: Arms Length																																													

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Address: W6275 Pinewood Dr Holmen, Wisconsin 54636 Taxed by: Onalaska		MLS #: 1885640																																											
	Property Type: Single-Family Status: Sold County: La Crosse Seller Offers Concessions:																																												
	List Price: \$729,900 Tax Key: 010003103000 Taxes: \$7,920 Tax Year: 2023 Est. Acreage: 0.82																																												
	Bedrooms: 5 Total Bathrooms: 3.5 Total Full/Half Baths: 3 / 1 F/H Baths Main: 3 / 1 F/H Baths Upper: F/H Baths Lower: Garage Spaces: 3 Garage Type: Attached																																												
	Rooms: Est. Total Sq. Ft.: 3,976 Est. Year Built: 2022 Zoning: RES																																												
Flood Plain: No		Days On Market: 50																																											
Directions: Cty Road D to Wildwood Valley																																													
School District: <u>Holmen</u> High School: Holmen Middle School: Holmen Elem. School: Viking	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 15%;">Level</th> <th style="width: 25%;">Name</th> <th style="width: 15%;">Dim</th> <th style="width: 15%;">Level</th> </tr> </thead> <tbody> <tr> <td>Master Bedroom</td> <td>14 x 17</td> <td>Main</td> <td>Living/Great Room</td> <td>17 x 18</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>12 x 11</td> <td>Main</td> <td>Kitchen</td> <td>18 x 10</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>14 x 12</td> <td>Main</td> <td>Family Room</td> <td>21 x 20</td> <td>Lower</td> </tr> <tr> <td>Bedroom 4</td> <td>14 x 17</td> <td>Lower</td> <td>Dining Room</td> <td>10 x 7</td> <td>Main</td> </tr> <tr> <td>Bedroom 5</td> <td>16 x 17</td> <td>Lower</td> <td>Rec Room</td> <td>10 x 13</td> <td>Lower</td> </tr> <tr> <td>Den</td> <td>13 x 11</td> <td>Main</td> <td>Laundry</td> <td>6 x 10</td> <td>Main</td> </tr> </tbody> </table>			Name	Dim	Level	Name	Dim	Level	Master Bedroom	14 x 17	Main	Living/Great Room	17 x 18	Main	Bedroom 2	12 x 11	Main	Kitchen	18 x 10	Main	Bedroom 3	14 x 12	Main	Family Room	21 x 20	Lower	Bedroom 4	14 x 17	Lower	Dining Room	10 x 7	Main	Bedroom 5	16 x 17	Lower	Rec Room	10 x 13	Lower	Den	13 x 11	Main	Laundry	6 x 10	Main
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Type: Subdivision Lot Description: Rural Style: 1 Story Architecture: Contemporary; Prairie/Craftsman Garage: Electric Door Opener Driveway: Paved Exterior: Other Basement: Full; Poured Concrete; Full Size Windows; Sump Pump; Finished Heating Fuel: Natural Gas H/C Type: Forced Air; Central Air Bath Description: MBR Bath Walk-in Shower; At least one Bathtub; Shower Over Tub; Shower Stall	Documents: Seller Condition; Restrictions/Covenants; Floor Plans; Other Appliances Incl.: Oven; Refrigerator; Dishwasher; Microwave; Water Softener Owned Misc. Interior: Gas Fireplace; 2 or more Fireplaces; Walk-In Closet(s); Wet Bar; Pantry; Cable TV Available; Vaulted Ceiling(s); Simulated Wood Floors; Wood Floors; Kitchen Island; Split Bedrooms Water/Waste: Private Well; Septic System Municipality: Town Accessibility: Bedroom on Main Level; Laundry on Main Level; Full Bath on Main Level; Open Floor Plan																																												
Remarks: Craftsman style executive in dreamy Holmen subdivision! Custom built with upgrades and design features that'll surely impress. Its curb appeal delights with tons of windows, classy charm and a covered back porch with stamped concrete to enjoy those summer bbq's! The three car garage is a side entry so it doesn't disturb the aesthetics of the home. 5 bedrooms plus a formal office area and an additional bonus room. This home offers a split bedroom concept with the secondary bedrooms equally sized with walk-in closets and share a common hallway w/ bathroom. Master suite features an en suite with a tiled separate shower and a spacious walk-in closet, dual sinks and a vanity area separating the two. Living rms feature gas fireplaces and custom surrounds. So much to see and experience! Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Water Softener																																													
Sold Price: \$685,000 Closing Date: 11/14/2024 Pending Date: 09/17/2024 Transaction Type: Arms Length																																													
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