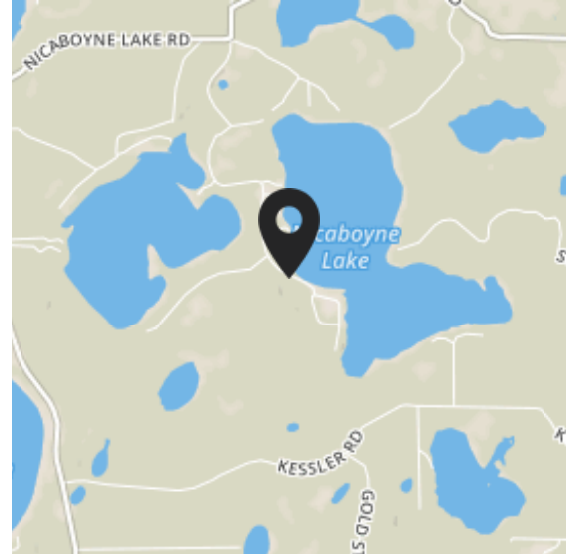


Nicaboyne Lake - \$460,000.00

29640 S Nicaboyne Lake Road, Danbury, WI 54830 - MLS# 1545854



Incredible privacy with five acres and 625 feet of level, sandy lakefront on Nicaboyne Lake! Three bedroom, three bath year around cabin has a large, vaulted greatroom finished in beautiful cedar with a wood burning fireplace and a wall of glass facing the lake. Open kitchen and dining connect to a large screen porch. Master suite, also finished in cedar has a beautiful master bathroom and walk-in closet. Lower level has family room, office and bathroom. Enormous wrap around deck plus a second deck for dining. Tuckunder garage is oversized to hold all your toys, so you'll be ready for fun in the lake and riding the trails!

Nicaboyne Lake	Fully Finished Walkout Basement	Woodburning Fireplace
291 Acres/ 34 Feet Deep	Wood Exterior	LP Forced Air & Electric Baseboard Heat
625' Shore Frontage	Two Wood Decks 35' x 10' + 12' x 14'	Conventional Septic
0-15 Steps to the Lake/ Level Grade	2 Car Tuckunder Garage 22' x 36'	Sandpoint Well - 2020
1896 sq. ft. Finished Above Grade	Screened Porch 16' x 13'	Taxes \$3437.39 (2019)
644 sq. ft. Finished Below Grade	Year Around Home	
3 Bedrooms/ 3 Bathrooms	Year Built 1976/ Addition 1993	

ROOMS

Rooms	Size	Level	Rooms	Size	Level	Rooms	Size	Level
Living Room	18' x 22'	Main	Master Bathroom	9' x 12'	Main	3/4 Bathroom	6' x 9'	Lower
Kitchen	13' x 11'	Main	Bedroom 2	10' x 12'	Main	Family Room	22' x 17'	Lower
Dining Area	13' x 8'	Main	Bedroom 3	9' x 12'	Main	Office	12' x 12'	Lower
Master Bedroom with Walk-in Closet	17' x 14'	Main	Full Bathroom	5' x 10'	Main	Laundry	12' x 6'	Lower

ITEMS INCLUDED

Stove, Refrigerator, Trash compactor, Washer, Dryer, Boat Lift, Dock

ITEMS EXCLUDED

Lp Tank, Sellers Personal

CENTURY 21
Sand County Services, Inc.

24740 Hwy 35 and 70
Siren, WI 54872

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Fax: (715) 349-5858
C21SandCounty.com



This information is believed accurate, but not warranted.