



10504 Red Pine Trail, Clam Flowage

- ◆ Year Built 2006
 - ◆ Shingle Roof 2006
 - ◆ Metal Roof under Solar Panels 2015
 - ◆ SOLAR PANELS - Installed 2015, Copy Cat, Webster, WI No Maintenance Required - 25 Year Guarantee
NW Electric buys back unused electricity at the same rate that they sell it - \$350-500 per year depending on
sunshine/snow cover
 - ◆ Heating/Cooling System wired for Central Air, A Coil in furnace
 - ◆ Home is vented for a dryer, owner prefers not to use one
 - ◆ Home wired for security system, box in utility room
 - ◆ Water conditioning system owned, disconnected, owner prefers not to use
 - ◆ Hot Tub included with home
 - ◆ Paddle Boat included with home
 - ◆ Screen Porch and new Railings to decks 2015
 - ◆ 2017 - New Fan Component added to Furnace
 - ◆ Roll out dock included with home - new 2016
 - ◆ Drilled Well - 175' feet deep
 - ◆ 2018 - Exterior Stain and Finish
 - ◆ 2018 - Driveway widened to allow emergency vehicle access - turnaround in place, not plowed
 - ◆ Red Pine Trail resident maintained - Yearly meeting conducted - Average yearly \$150.00
 - ◆ 2011 - MinkaAire Ceiling fans with remotes installed
- Clam Flowage Lake 359 Acres/29 Feet Deep 215' Frontage
 - Excellent Fishing - Crappie, Bluegill, Bass, Northern, Walleye, Sturgeon
 - Recreational Boating, Canoeing, Kayaking, can reach St. Croix River by Canoe or Kayak (short portage at dam)
 - Sand Bottom

CENTURY 21

Sand County Services, Inc.

