



Tom Riesenberg Kris Flynn

Hobart

\$442,900



Address..... 2218 Rowling Rd.

Bedrooms..... 3/4	Baths..... 2.5
Square feet*... 1917	Roofing..... Asphalt
Fireplace..... YES/gas	Siding..... Vinyl/Stone
Woodwork..... Maple	Age..... NEW
Sewer..... Lawrence	Water..... Lawrence
Air condition Yes	Furnace GFA - Duncan
Schools..... DePere	Taxes..... TBD

Rooms	Dimension	Level	Flooring
Living.....	16'4" x 20'3"	M.....	LVP
Foyer.....	5'2"x 13'	M.....	LVP
Kitchen.....	11'10"x 13'10"	M.....	LVP
Dinette.....	10'3"x 11'10"	M.....	LVP
Office/BD...	10'9"x 11'1"	M.....	LVP
Prim. Bed...	15'2"x13'5"	M.....	Carpet
Prim.Bath....	FULL	M.....	Vinyl
Bedroom #2...	11'x11'1"	M.....	Carpet
Bedroom #3...	11' x 11'1"	M.....	Carpet
Main Bath.....	FULL	M.....	Vinyl
Half Bath.....	5'2"x5'3"	M.....	LVP
Laundry.....	7'1"x10'1"	M.....	LVP
Patio.....	Concrete		
Driveway...	Concrete		
Garage.....	27'8"x 25'7"		
Door Openers	Yes w/keyless entry		
Lot**.....	Lot 188 Hemlock South 5 th Add		

3 BD quality built home with 2x6 wall construction. Split bedroom open concept design with an office or 4th bedroom! Luxury vinyl flooring, cathedral ceilings, custom cabinets & walk-in pantry. PB with private bath, dbl vanity & walk-in closet, plenty of closets, storage. 1st flr laundry with tub, folding area, & door to backyard. Rough-ins in basement for future bath. Garage service door, front covered porch and so much more!!

Directions: Scheuring Road west of HWY 41 to Wizard Way, east to Potter Dr., Left on Rowling Rd, Home on left

Kris Flynn 920-660-1090

* above grade square footage of living area is based on outside dimensions. Below grade, or partially below grade square footage of living area is the improved areas only. Square footage of living area may not be accurate and is provided for comparison purposes only.
 ** Lot dimensions and/or size is based on information available from public records and may not be accurate. Accurate boundary lines and lot size can only be determined if plat of survey is obtained.

