

843 Prairie View Drive

Burlington, WI 53105 • Fox River Prairie Subdivision • Village of Rochester

Low Municipal Mill Rate

Burlington Area School District

Turn-Key — No Deferred Capital

A meticulously maintained two-story home on a landscaped 0.46-acre lot in Fox River Prairie. 2,270+ sq. ft. above grade plus roughly 600 sq. ft. of finished lower level — approximately 2,870 sq. ft. of total finished living space. The major systems have all been replaced within the last three years: architectural roof with new gutters and downspouts (2025, 50-year roof warranty), Lennox Elite furnace and central air (2023), quartz kitchen countertops (2025), and a new LG smart gas dryer (2025). A three-car attached garage with a dedicated 240V EV charging circuit, a Samsung smart washer (2022), an owned water softener and reverse osmosis filtration system, and an active radon mitigation system complete a property that requires no immediate capital investment.

KEY PROPERTY SPECIFICATIONS

Property Type	Single Family Residential, 2-Story	Year Built	2003
Bedrooms / Baths	3 Bedrooms / 2.5 Baths	Garage	3-Car Attached, 240V EV Circuit
Above-Grade Area	2,270+ sq. ft.	Finished Lower Level	~600 sq. ft.
Total Finished Area	~2,870 sq. ft.	Lot Size	0.46 Acres, Landscaped
Municipality	Village of Rochester	School District	Burlington Area School District
Subdivision	Fox River Prairie, Lot 54	Tax Parcel	176-031914200540
Common Interest	1/71 interest, Outlots 1, 3 & 4	Water / Sewer	Private Well / Municipal Sewer
Association	Fox River Prairie HOA — \$100 / year	Radon System	Active mitigation, professionally installed
Water Treatment	Owned water softener + reverse osmosis filtration	Appliances Included	Samsung Smart Washer (2022), LG Smart Gas Dryer (2025), Samsung Refrigerator (2023)

Association dues of \$100 annually cover the subdivision common outlots. Square footage and lot dimensions are owner-provided and approximate; buyer to verify independently.

TAXES & ASSESSMENT

2025 NET PROPERTY TAX	TOTAL 2025 TAX BILL	MUNICIPAL MILL RATE
\$4,431.77	\$4,702.77	\$10.18
Plus \$206 garbage, \$65 storm water	Village of Rochester, Racine County	per \$1,000 of assessed value

Rochester's mill rate is materially below that of most incorporated municipalities in southeastern Wisconsin, while the property retains a Burlington mailing address and Burlington Area School District enrollment. Source: 2025 Racine County real estate tax bill, parcel 176-031914200540.

RECENT CAPITAL IMPROVEMENTS

- Architectural Shingle Roof — 2025.** Complete tear-off replacement, one year old, backed by a **50-year manufacturer warranty**.
- New Gutters & Downspouts — 2025.** Replaced with the roof.
- Quartz Kitchen Countertops — 2025.** Full replacement of kitchen countertops.
- Lennox Elite Furnace & Central Air — 2023.** High-efficiency system, three years old.
- Samsung Smart Washer — 2022.** 5.0 cu. ft. WF50A8800AV front-load washer with AI-powered controls, Super Speed Wash, and steam cleaning; conveys with the sale.
- LG Smart Gas Dryer — 2025.** 7.4 cu. ft. DLGX4001B with TurboSteam and Wi-Fi/ThinQ connectivity; conveys with the sale.
- Samsung Refrigerator — 2023.** 29 cu. ft. 4-Door Flex Refrigerator, Model RF29A9071SR/AA, stainless steel; conveys with the sale.
- 240V EV Charging Circuit.** Dedicated high-power outlet in the attached garage.
- Active Radon Mitigation System.** Professionally installed and operating.

WATER SYSTEMS

- Water Softener — Owned.** Not rented; no ongoing rental obligation transfers to the buyer.
- Reverse Osmosis Drinking Water System.** Owned filtration system at the kitchen.

ITEMS INCLUDED IN SALE

- Garage Ceiling Storage Racks.** Overhead storage conveys with the property.
- 8x8 Garage Shelving Unit.** Freestanding shelving conveys with the property.
- Garden Shed.** Rear-yard storage shed conveys with the property.
- Water Softener.** Owned, not rented; conveys with the property (see Water Systems above).
- Samsung Smart Washer & LG Smart Gas Dryer.** Both convey with the sale (see Recent Capital Improvements above).
- Reverse Osmosis Drinking Water System.** Conveys with the property.
- Kitchen Refrigerator.** Samsung 29 cu. ft. 4-Door Flex Refrigerator, Model RF29A9071SR/AA; conveys with the sale, owner does not intend to move it.
- Built-In Oven/Range.** Conveys with the property.

LAYOUT & INTERIOR

- **Main Floor** — Kitchen with 2025 quartz countertops and an adjoining dinette area; a separate formal dining room; formal living room; family room centered on a gas fireplace — two distinct eating areas.
- **Upper Level** — Three bedrooms including a primary suite with full bath; a second full bath; and a versatile loft suited to a home office, study, or reading room.
- **Lower Level** — Approximately 600 sq. ft. finished for recreation, home gym, or media use, plus a clean unfinished storage area.

OUTDOOR & GROUNDS

- 0.46-acre landscaped lot with mature trees and an expansive lawn
- Private rear patio and garden shed (conveys with the sale)
- Invisible pet fencing installed
- Three-car attached garage with EV charging capability

SCHOOLS — BURLINGTON AREA SCHOOL DISTRICT

Elementary (4K-5)	[VERIFY with BASD enrollment]	District Ranking	#142 of 447 Wisconsin districts
Middle School (6-8)	Karcher Middle School	Graduation Rate	92% (state average 90%)
High School (9-12)	Burlington High School	Student-Teacher Ratio	16:1

District performance figures reflect the most recent published state reporting. School attendance boundaries are subject to change; buyer to confirm current assignment with the district.

NEIGHBORHOOD SALES CONTEXT

Recent closed sales within Fox River Prairie and the immediate Rochester / Burlington area:

ADDRESS	CLOSED	PRICE	BEDS/BATHS	TOTAL FINISHED	DAYS TO CLOSE
29306 River View Pkwy <i>(Fox River Prairie)</i>	Aug 2026	\$535,000	3 / 2.0	1,909 sq. ft.	44
844 Prairie View Dr <i>(Fox River Prairie)</i>	Aug 2025	\$555,000	5 / 3.0	2,835 sq. ft.	42
30936 Royal Hill Rd	Jul 2026	\$600,000	4 / 3.0	3,030 sq. ft.	—
28839 Way Mar Ln	2026	\$625,900	4 / 3.0	—	—
32612 Trail Ln	Apr 2026	\$630,000	4 / 3.5	3,216 sq. ft.	—

Closed sale data from WIREX MLS and public records. Both Fox River Prairie sales above closed within approximately six weeks of listing.

Positioning. This property offers more above-grade living space than either recent Fox River Prairie comparable sale, on a slightly larger lot, with the newest major mechanical systems in the group. It sits in the Village of Rochester's low mill-rate jurisdiction while retaining Burlington schools and mailing address. With the roof, HVAC, and kitchen surfaces all replaced within three years, and an active radon system already in place, a buyer takes possession with no deferred capital expenditure and no immediate maintenance obligation.

DRAFT — items shown in [brackets] require verification before publication.
843 Prairie View Drive, Burlington, WI 53105 • Parcel 176-031914200540