PROPERTY FEATURES

W220N9324 Town Line Rd | Menomonee Falls, WI

INTERIOR FEATURES

Living Room

- Hand-pegged hardwood floors and beamed ceiling
- Two large picture windows with beautiful views
- Raised-hearth natural stone fireplace with mantel crafted from wood harvested on the property

Kitchen & Dining

- Quality cabinetry with abundant drawer storage, granite countertops and center island
- Stainless steel appliances; sink beneath a bay window
- Hand-pegged hardwood floors and beamed ceiling
- Dining area with space for a sideboard

Den / Office

- Glass pocket doors from the dining area
- Full-wall built-in bookcase plus a built-in desk

Bedrooms

- Spacious primary bedroom accommodates a king-size bed; double-door closet with organizers, knotty-pine accent wall, beamed ceiling and picture window overlooking the yard
- Second bedroom with luxury vinyl plank (LVP) flooring and cedar closet with organizer

Full Bathroom

- Updated bath with ceramic-tile shower-over-tub, granite-topped vanity and ceramic-tile floor

Mudroom, Basement & Garage

- Main Floor Mudroom with hardwood floors and multiple storage and hanging cabinets
- Walk-Up Attic Storage
- Partial basement with laundry area, separate storage room and three included wardrobe closets
- Two-car tandem garage with two additional side storage areas

EXTERIOR FEATURES & EQUESTRIAN AMENITIES

Setting & Outdoor Living

- Home set back approximately 390 feet from Town Line Road
- Evergreen-lined driveway and circular drive for convenient trailer turnaround
- Covered front porch plus additional patio area with epoxy-coated surface

Barn

- 2.5-stall barn with electricity, frost-free water hydrant and rubber mats
- Stall measurements: 11' × 9'6"; 13'8" × 9'8"; and 9' × 5'
- Second level has electricity, glass French doors and picture window; potential for hay storage, Natural Arts studio, She-Shed or other uses, subject to approvals

Additional Outbuildings

- Finished-interior building ideal for tack storage, with electricity, two round-top leaded-glass windows and adjacent chain-link-style dog kennel
- Charming chicken coop with electricity, indoor roosting area, nesting boxes and covered outdoor run

Horse Paddocks & Fencing

- Two paddocks with multiple gates, frost-free water hydrant and four-strand perimeter electric fencing
- Eastern paddock approximately 53' × 105'; potential for outdoor riding arena
- Second paddock approximately 50' × 390'

Zoning Note

- Per preliminary interpretation of Village of Menomonee Falls AG-1 zoning, up to four standard-size horses may be permitted, depending on other farm animals; miniature horses may be treated differently. Buyer to independently verify animal limits, permitted uses and any required approvals with the Village.

Information provided by seller and/or municipality; measurements and permitted uses are approximate and should be independently verified.