



**Detached Single** Status: **NEW** MLS #: **06548974**  
 Address: **549 BARNUM BAY TRL, NEKOOSA, 54457**  
 Bedrooms: **3** Price: **\$399,900**  
 Baths: **2.5** Area: **890**  
 Total Rms: **12** HO Assessments: **\$286**  
 Master Bedroom Bath: **Y** Frequency: **Annual**  
 # Fireplaces: **1** Taxes: **\$6,498.10**  
 PIN: **030018260674** Tax Year: **2006**  
 Special Assessment/Service Area: **Y** Tax Exemptions: **Other**  
 Type Ownership: **Fee Simple** Year Built: **1990**  
 Agent Owned/Interest: **N** Built Before 1978: **N**  
 Basement: **Y** # Cars: **2**  
 Parking Type: **Garage** Model:  
 Subdivision: **BARNUM BAY NORTH** Contract Date:  
 Type: **2 Stories** Closed Date:  
 Style: **Ranch** Sold Price:  
 Approx SF: **2800**  
 Exterior: **Cedar (CD)**  
 Age: **11-25 Years**

Elementary: District #: **NEK**  
 Middle: District #: **NEK**  
 High: District #: **NEK**

Lot Dimensions: **135' X 251' X 120' X 276'** Lot Size: **.50-.99 Acre**  
 Acres: **0.5** Waterfront: **Y** Coordinates: North: **0** South: **549** East: **0** West: **1800**  
 Directions: **IN ADAMS COUNTY 35 MILES NORTH OF THE WISCONSIN DELLS**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	<b>20X20</b>	<b>Main Level</b>			4th Bedroom:				
Dining Room:	<b>14X12</b>	<b>Main Level</b>			Breakfast Rm	<b>11X10</b>	<b>Main Level</b>		
Kitchen:	<b>12X11</b>	<b>Main Level</b>			Den:	<b>13X09</b>	<b>Main Level</b>		
Family Room:	<b>17X12</b>	<b>Lower</b>			Sunroom:	<b>12X09</b>	<b>Lower</b>		
Master Bedroom:	<b>16X13</b>	<b>Main Level</b>			Foyer:	<b>13X06</b>	<b>Main Level</b>		
2nd Bedroom:	<b>12X10</b>	<b>Lower</b>			Laundry:	<b>08X08</b>	<b>Lower</b>		
3rd Bedroom:	<b>14X12</b>	<b>Lower</b>							
Air:	<b>Central Air</b>								
Appliances:	<b>Oven/Range, Dishwasher</b>								
Assessments Include:	<b>Common Insurance, Exercise Facilities, Lake Rights, Other</b>								
Basement:	<b>Full, Walkout, Finished</b>								
Bath Amenities:	<b>Whirlpool, Double Sink</b>								
Dining Room:	<b>Separate (SEP)</b>								
Features:	<b>Deck, Patio, Vaulted/Cathedral Ceiling, Boat Dock/Mooring, Pool-In Ground, Hot Tub</b>								
Fireplace:	<b>Location-Living Room, Wood Burning, Heatilator Type System</b>								
Garage:	<b>Detached, 2 Car Garage, Garage Door Opener(s) (Auto), Transmitter(s), On-Site</b>								
Heat/Fuel:	<b>Propane, Forced Air</b>				Kitchen:	<b>Eating Area-Table Space</b>			
Lot Description:	<b>Beach, Fenced Yard, Irregular, Lake Front, Water View, Wooded</b>								
Sewer:	<b>Septic-Private</b>				Water:	<b>Well-Private</b>			

Remarks: **135 feet of prime frontage on Lake Petenwell, Wisconsin's 2nd largest lake with 23,040 acres! Glorious sunsets guaranteed. This immaculate 3BR, 2.5 BA ranch features 2800 sq. ft. on two levels. Includes great room with cedar ceiling & wood-burning fireplace, large master suite, large kitchen/eating area, formal dining, family room w/lower level walkout to lake; large lakefront deck with hot tub and an in-ground pool.**

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