**HOME INFORMATION**

453 UNION RD, BROOKLYN, WI 53521

Town of Oregon, Dane County

Custom Built Home constructed in 1994 by Paul Larson, Oregon

**Pond & Prairie**

Eco Resource Consulting designed the pond restoration and prairie landscaping in 2012

Pond was dugout to 12-15 feet deep

Stocked with Bluegill, Large and Small Mouth Bass, Walleye

Prairies have a high-quality seed mixture of wildflowers and grasses planted to attract butterflies, birds, and other wildlife.

70 Fruit Trees planted on the land (apple, pear)

Over 600 trees planted since 2012 (White Pine, Red Pine, Spruce, Hardwood Varieties)

Groomed walking trails throughout property

Wildlife on property includes Cranes, Painted Turtles, Ducks, Blue Herons, Geese, Bob White Quail, Turkeys, Pheasants and trophy White Tail Deer.

**Home Exterior**

Windows, 2010

Siding: Concrete Siding and Red River Rock from Lodi WI, 2010

Interior Doors, 2010

Trex Deck, 2010

Bull Frog Hot Tub, 2015

**Floors**

NEW LVT Kitchen Floor new May 2020

Hardwood Floor in Formal Dining Room

Ceramic Tile in Bathrooms and Foyer

Pergo Flooring though remainder of home

**Interior**

Foyer – *Double Entry Doors with Leaded Glass*

Main Living Room – *High Efficiency Wood Burning Fireplace (2012); Ceiling Fan*

Den/Office – *Built in Bookshelves, Ceiling Fan*

Main Level Master Suite – *Whirlpool Tub; Walk-In Closet; Vanity (2018); Faucet (2018); Mirror (2018)*

Family Room (located above Garage) – *Vaulted Ceiling; Ceiling Fan; Electric Heat; Skylights*

Second Floor Bedrooms – *Ceiling Fans*

Basement – *Partially Finished in 2012; Carpeted Rec Area; Workout Room; Rough -in plumb for Bath; Garage access to storage area; Storage Shelves; Bryant Plus 90 Furnace, Two Water Heaters, Well Pressure Tank, Water Softener*

**Appliances**

Kitchen Sink, Faucet and Garbage Disposal, new in 2018

Double Oven, new in 2014

Maytag Refrigerator, 2010

Clothes Washer and Dryer, 2010

Cooktop, 2007

Dishwasher, 2007

**ITEMS FOR SALE BY OWNER:**

Swim Raft

Picnic Table and Long Bench

Chicken Coop

John Deere Tractor

Riding Lawn Mower

Pressure Washer

Garden Tools – Pitchfork, Rakes, Shovels, Hoses, Etc

Elliptical

Weight System and weights (not including free weights)

Ping Pong Table

Work Bench

Gun Safe

FURNITURE

4 Piece Leather Couch Set (couch, loveseat, chair, ottoman)

Office Furniture (Desk, Credenza, Lateral File Cabinet, Recliner)

Sectional Couch (in Family Room above Garage)

Game Table with leaves (in Family Room above Garage)

Two Drawer Filing Cabinets (set of 3)

Kids Dresser with Mirror and Desk