



Kerry Wolcott

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1255 Prairie Falcon Trail **\$364,900**

3 Bedrooms, 3 1/2 Baths

3,060 Sq. Ft.

ROOM SIZES

Living Room	15 x 17
Kitchen/Dinette	10 x 28
Primary Bedroom	14 x 15
Bedroom 2	13 x 14
Bedroom 3	12 x 15
Lower Rec Rm	26 x 15
Sunroom	8 x 15
Loft	23 x 21

Lot: 30x100 -zero lot line

Style: 2-Story + Lower

Exterior: Brick/Vinyl

Heat: Gas Forced Air

Municipality: Village of Howard

Water: Public

Age: 2006

Taxes: \$4077 (2023)

Garage: 2 Stall Attached

Water Heater: Gas

Air Conditioning: Central Air

Schools: Howard/Suamico



Truly exquisite zero-lot-line home in the heart of booming Howard/Suamico! Soaring vaulted ceilings, skylights, and unique light features bring in tons of light and character! First floor features a gorgeous sunroom that leads to your private deck. Take in the views of the pond and beautiful center court. Second floor includes stunning loft area, bedroom & full bath. Lower level has huge rec room, second gas fireplace, wet bar, office, bedroom, full bath, backup baseboard heat + plenty of storage! Two-stall attached garage. Updated carpets throughout, new roof 2023. So much space and so little work-- never worry about mowing the lawn or shoveling snow again! Homeowner's association takes care of it all; includes use of 2-story clubhouse with fitness area.

INCLUDED: Refrigerator, range, dishwasher, microwave, washer, dryer, disposal. garage door opener, window coverings