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Lake Geneva Office  
Phone: 262-248-4492



**\$325,000**

**N1955 Linn Pier Rd**

**Linn**

	<b>Dim.</b>	<b>Level</b>	<b>Flooring</b>
Living Room:	12X14	Main	
Dining Room:	12X12	Main	
Kitchen:	7X10	Main	
Family Room:			
Den:			
Rec Room:			
Master Bdrm:	10X10	Main	
Bedroom:	11X6	Upper	
Bedroom:	8X9	Upper	
Bedroom:			
Bedroom:			
Other Rm:	8X17	Main	

**Bedrooms:** 3    **Baths:** 1.5

**MLS:** 1115912

**Taxes:** \$4,472

**Est. Year Built:** 0

**Tax Key:** IBA1 00041

**Est. Square Footage:**

**Roof:** Composition

**Lot Size:** 102 X 255 Irreg

**Exterior:** M-Vinyl

**Property Type:** Single Family Residential

**Garage:** Attached 1.0

**Basement:** Partial

**Water/Sanitation:** Private Well, Septic System

**Heat/Cool:** Natural Gas

**Subdivision/Condo Name:** The Birches

**Dues:** 375

**Lake Info:** Geneva

**Style:** 2 Story

**High School:** Big Foot

**Elementary:** Reek

**Directions:** South Lakeshore Dr south out of Lake Geneva turn right on South Shore turn right on Linn Pier Rd to last house on left, before parking lot for boat launch.

**Included:** Appliances and window treatments

**Excluded:** Furniture and personal property of seller.

Full use of The Birches association lake rights included with this 3 bedroom, 1.5 bath cottage at the end of Linn Pier Road with views of Lake Geneva. Fireplace and wood floors, spacious yard, short walk to the lake and Association Park and pier. The home is very competitively priced when compared with two vacant building sites currently available in The Birches. An ideal location and association.

Additional Information: