



3435 E Ryan Rd
Oak Creek

Call Jim for a private showing or take a tour Online at
3435eRyanRd.com



Need Space? How about your own beautiful 6 1/2 acre Private Park with fruit trees and lots of open space to enjoy family gatherings. Fantastic 3 bedroom, 2 bath ranch with open floor plan, vaulted ceilings and convenient main level Laundry Room. The lower level is finished and features a Rec Room and Family Room with laminate flooring, carpeted 4th bedroom with walk-in closet, and 3rd full bath with ceramic tile flooring. You're sure to enjoy the concrete patio and the above ground pool and deck. For peace of mind, a premium 1 year HSA home warranty is included. Call now for a private showing of this exceptional, rare 6+ acre parcel and home.



"My Agent Is Jim"

(414) 588-2906

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www.JimBehling.com





Floor Plan

| Room | Size | Level | Flooring | Window Treatment |
|----------------|-------------------------|-------|----------|------------------|
| Living Room | 28 x 14 | M | Carpet | Included |
| Kitchen/Dining | 24 x 9 | M | Laminate | Included |
| Common Bath | Shower over Tub, Vanity | M | Vinyl | None |
| Master Bedroom | 17 x 15 | M | Carpet | Included |
| Master Bath | Shower Stall, Vanity | M | Vinyl | None |
| 2nd Bedroom | 13 x 10 | M | Carpet | Included |
| 3rd Bedroom | 12 x 11 | M | Carpet | Included |
| Utility Room | 9 x 7 | M | Laminate | None |
| Rec Room | 40 x 15 | L | Laminate | None |
| Family Room | 18 x 15 | L | Laminate | None |
| 4th Bedroom | 15 x 12 | L | Carpet | None |
| 3rd Bath | Shower over Tub, Vanity | L | Ceramic | None |

(ALL ROOM SIZES ARE ROUNDED TO THE NEAREST FOOT)

Features

4 Bedrooms
3 Full Baths
2 Car Garage
Aluminum Exterior
Concrete Driveway

Full Finished Basement
Gas Forced Air Heat
Central Air Conditioning
40 Gallon Gas Water Heater
100 amp/220 Volt Electrical

Information of Public Record

Year Built ~ 1992 (Per City)
2010 Taxes ~ \$5,798.61 (Per City)
Square Feet ~ 1,664 (Per City) + Finished Lower Level
Lot Size ~ 6.53 Acres (Per City)

Need To Sell Your Home?

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Call or Email
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Financing Available Through Herb Runnoe of Wisconsin Mortgage (262) 827-4111 ext.347

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