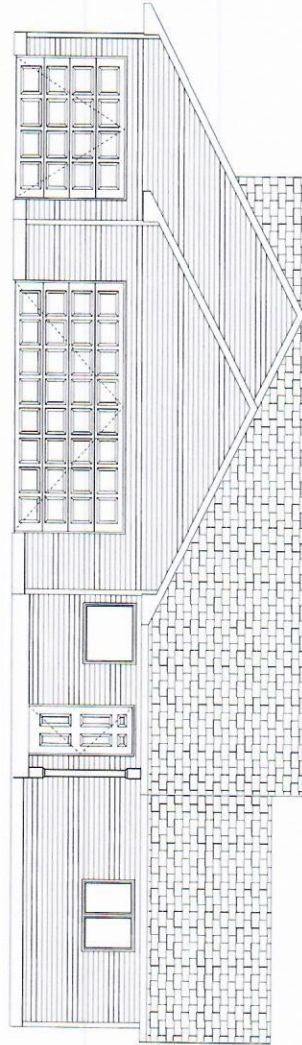
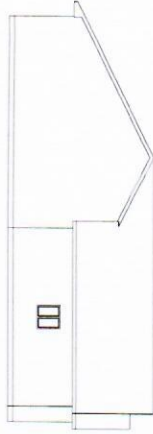


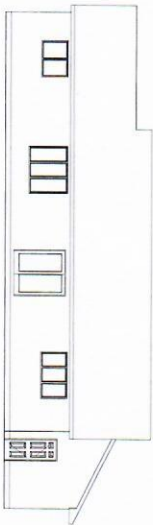
\*\*\* PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION USE \*\*\*  
 SCALE IS 1/2 AS SHOWN IF PRINTED ON 11X17 PAPER



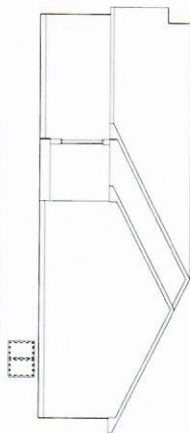
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"

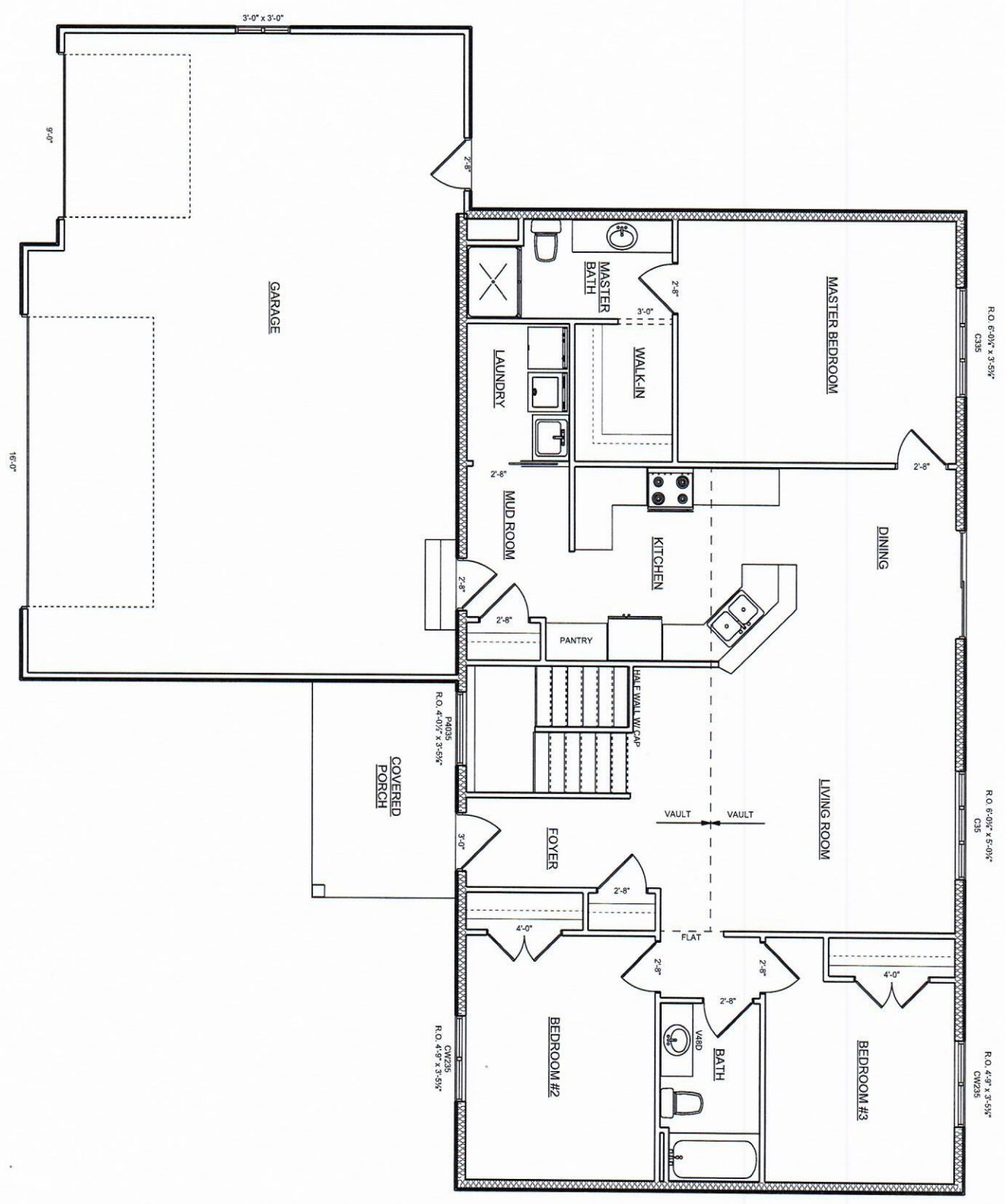


**RIGHT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**IMPORTANT**

\* Check with local building officials about permits and local building codes.  
 \* These drawings may need to be adapted to your specific site and project.  
 \* These general drawings are not produced by an Architect or Engineering firm. Before construction customer should consult a contractor or an architect to determine if these drawings need to be changed to satisfy: 1.) state or local building codes/regulations; 2.) the project structural requirements; or 3.) existing conditions specific to the site. Builders First Source assumes no responsibility for claims or damages arising from errors, omissions, deficiencies or omissions of the drawings.



Robert A.

# IRWIN

## Construction Inc.

Custom Builders

4977 174<sup>th</sup> St. Chippewa Falls, WI 54729

(715) 726-1280 Fax (715) 726-1281

E-mail: Irwinhomes@aol.com

**irwinhomebuilders.com**

### **Lot 22 Wissota South Addition**

16943 51<sup>st</sup> Ave. North

Chippewa Falls, WI 54729

Selling Price \$217,900.00

3-bedroom, look-out ranch, 2 baths, 3-car garage, est. lot size 150 x 189

Estimated room sizes:

LR: 13'6" X 14'6"

KT: 10'6" X 12'6"

DR: 9' X 11'6"

BR: 13'6" X 15'6"

BR: 10'6" X 13'6"

BR: 10'6" X 11'6"

### **Special Features Include:**

- **Solid Wood Custom Birch Cabinets by Larson's Custom Cabinets**
- **American Standard, 97% Efficient Stage 2 Variable Speed Furnace**
- **Andersen Windows 400 Series**
- **Focus on Energy Home**

**Highlights:** Approximately 1,512sq.ft., central air, high efficiency natural gas furnace, vaulted ceilings, open concept, kitchen pantry, 1st floor laundry, 1 coat primer & 2 coats Benjamin Moore paint, basement bath rough-in, concrete patio, blacktop driveway, conveniently located near school/shopping/bank & highway access, lawn by buyer.

Directions: From Chippewa Falls take Hwy 29 East to Cty X Exit to Gordy's County Market, right on Cty J to a right on 51st Ave. to a right on 171st St. to a left on 51<sup>st</sup> Ave. North to **16943 51st Ave. North**