

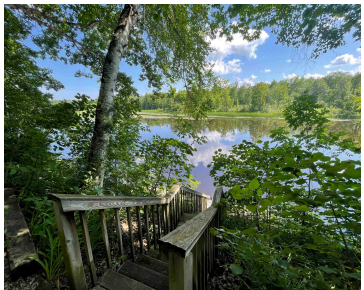
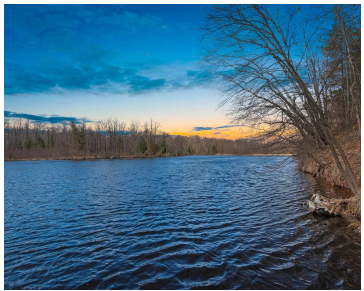
6711 BIRCHWOOD SHORES LANE, OCONTO FALLS, WI,  
54154-9546

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\$675,000

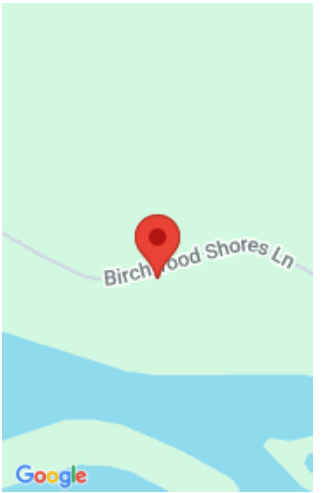


Machickanee Flowage Waterfrontage - Vacation Year-Round! Beautiful custom built 1 owner home offers the best of all worlds with this all brick exposed lower level ranch, an enormous outbuilding for your hobby and storage needs all situated on 1.72 acres overlooking 94 ft of frontage (per assr) with dock to enjoy all the benefits of...



**Darrell**  
Coldwell Banker Real Estate Group

- 3 beds
- 3 baths
- Residential
- Residential
- Active
- 2310 sq ft



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## Features

**GarageYN:** No

**FireplaceYN:** No

**ExteriorFeatures:** Deck

**Above Grade Finished Area, sq ft:** 1794

**Tax Amount:** 5646

**Exclusions:** Propane tank rented by Country Visions Cooperative. Stair lift is not included. Can be negotiable based on buyer's needs.

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Features:** One,Wood Burning

**Below Grade Finished Area, sq ft:** 516

**Inclusions:** Range, refrigerator, dishwasher, microwave, washer, dryer, lower level refrigerator, water softener, window treatments, garage remotes, generator

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## Amenities

**Waterfront available:** Yes

**Amenities:**

Dishwasher,Disposal,Dryer,Microwave,Range,Refrigerator,Washer

**Sewer:** Septic Mound

**Water Body**

**Name:**

Machickanee  
Flowage

**Water Source:**

Private Well

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## Room Sizes

Room type	Dimensions	Level
Bedroom 1	15x13	Main
Bedroom 2	11x11	Main
Bedroom 3	12x12	Lower
Family Room	20x15	Lower
Kitchen	23x14	Main
Living Or Great Room	18x15	Main
Other Room	13x11	Main
Other Room 2	8x6	Main

## Building Details

- NewConstructionYN:** No

**Basement:** Full,Partial Fin. Contiguous,Sump Pump

**Parking:** Addtl Garage(s),Attached,Basement Access,Opener Included
- Heating:** Central A/C, Forced Air

**Exterior material:** Brick,Deck

## Agent Details

**Agent Full Name:** Darrell Johnson

**Agent Email:** djohnson@coldwellhomes.com