

N10497 E. Solberg Lake Road
Phillips, WI 54555

Land

- 35.5 acres on Solberg Lake-844 acre lake located in central Price County
- Property has +-1000' total frontage on east side of Solberg Lake including +-400' beach frontage
- Pier included
- 2 private islands-.8 acres and 2.1 acres
- Stream fed pond
- Mowed walking trails
- Fruit trees-8 Apple, 2 Pear and 1 Plum
- Mature woods including towering White Pine, Popple, Birch, and Maple (produced 40 gallons of Maple syrup from >300 Maple trees)
- Access to extensive network of recreational trails-ATV, snowmobile and cross-country skiing. ¼ mile from State and Federal forests, great hunting, fishing, water sports, kayaking, pontooning and water skiing
- 5 miles to Phillips, and Price County Airport with 5000' runway
- Just over one hour to Rhinelander Oneida County commercial airport

Out Buildings

- Wood shed with lean to (Shed 8'x17' Lean to 7'x17')
- Second garage 24'x32' with 2 garage doors (double wide on North side, single on South side)

House

General Info

- 4000 sq ft house built in 1990
- 4 bedrooms
- Finished walkout basement
- Office (may be used as 5th bedroom)
- Master bath
- 2 full baths
- ½ bath
- Cedar Siding
- Metal clad windows
- Shingles new 5 years
- 2 driveways
- Black topped main driveway
- Attached 22'x20' heated 2 car garage
- Newly painted interior
- Natural gas forced air heating – 5 years old, and electric forced air heating
- Central air conditioning
- Electric hot water heater
- Septic-Mound System
- 52' well with very good water

- Generac 22KW whole house generator with WIFI-natural gas-2 years old
- Fiber Internet throughout
- WIFI thermostat

House Outdoor Areas

- Main floor - 2 cedar decks -- off kitchen 10'x10', off family room 12'x27'
- Main floor - 8'x 15' block patio off kitchen deck
- Lower level- pebbled cement patio 20'x24' wired for hot tub
- Landscaped walkway from main floor deck and yard to lower-level patio
- 2 landscaped retaining walls

House Main Floor

Foyer

- Ceramic tile flooring
- Closet

Kitchen & Laundry Room

- Ceramic tile flooring
- Custom curly maple kitchen cabinets
- 6' island
- Granite counter tops
- Ceramic tile backsplash
- Pantry
- Broom closet
- Built in spice cabinet
- Kitchen table seating area with vaulted ceiling
- Patio door access to deck
- Appliances included (Stainless appliances-Refrigerator, double oven 5 burner natural gas stove, dishwasher. White front-loading washer and dryer with pedestals-5 yrs. old)
- Stationary tub

½ Bath

- Ceramic tile flooring
- Single sink
- Oak vanity
- Just off garage entrance and laundry room

Living Room/Dining Room

- Wood burning fieldstone corner fireplace
- White Ash hardwood flooring
- Vaulted ceiling

Family Room

- 14' Cathedral knotty pine ceiling
- 3 walls of windows with view of decks, patios, yard, pond and lake
- Free standing natural gas fireplace-1 year old

- Indirect and recessed lighting
- Ceramic tile flooring
- Access to deck
- Two 6' glass pane French doors. One opening to Kitchen and the other to Family/Dining room

Main Bathroom

- Ceramic tile flooring
- Single sink
- Oak vanity
- Fiberglass tub/shower unit
- Gerber Viper toilet

Bedroom 1

- Hickory hardwood flooring
- Closet

Bedroom 2

- Hickory hardwood flooring
- Closet

Bedroom 3 - Master Bedroom

- Hickory hardwood flooring
- Walk-in closet
- Access to deck
- Master bath
 - Double sink
 - Teak vanity
 - Granite topped vanity
 - Large mirror
 - Travertine tiled walk-in shower with glass door
 - Gerber Viper toilet

House - Downstairs Finished Basement

General

- Walkout basement to lower patio
- Carpeted steps (new)
- LED Lighting

Craft room

- White cabinets
- Counter top work surface
- Vinyl flooring
- LED lighting

Family/Activity room

- Carpeted (new)
- LED lighting

Bedroom 4

- Carpeted (new)
- Egress window
- Closet
- LED lighting

Office (Could be used as 5th bedroom)

- Ceramic tile flooring-wood plank style
- Kitchenette/Coffee Bar/Wet Bar with custom White Ash cabinets
- 6' French door access to lower patio and hot tub
- View to patio, hot tub, yard, pond and lake

Full Bath

- Just off Office with easy access to patio and rest of floor
- Maple vanity
- Maple storage cabinet
- Fiberglass tub/shower unit
- Ceramic tile flooring

Separate Utility Areas

- Accessed from Family/Activity room via 4 sliding pine barn door