

MIDWEST LAND GROUP PRESENTS

.3 ACRES IN

MARATHON COUNTY WISCONSIN

6206 CANOE STREET, WESTON, WI 54476



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING FAMILY HOME IN THE VILLAGE OF WESTON

This very well-maintained 4 bedroom, 4 bath traditional two-story home is now available! Situated in the heart of the DC Everest School District on a gorgeous .36 acre lot, this 2,230 square foot home is centrally located between high-quality schools and suburban amenities. Purchased as new construction by the current owner in 2012, this is the perfect home on a quiet street for the growing family.

Entering from the covered front porch, one enters the tastefully finished main level. Tile floors, a beautiful kitchen, a well-lit dining room, and a gas fireplace accenting the living room are the highlights. The second story has three bedrooms and two baths. The finished, daylight basement offers a second family room with

another fireplace, an additional bathroom, and a fourth bedroom. Nice finishes and quality construction are found throughout all three levels, including three-panel doors, professional trim work, and more.

This home is located in an excellent neighborhood. The private backyard is bordered to the north by green space owned by the Village of Weston. The attached three-car garage provides ample storage space. A large deck overlooks the backyard and village-owned greenspace. Centrally located in a top-notch school district and minutes away from all the conveniences, this home is the perfect opportunity to create lasting memories for your family.



PROPERTY FEATURES

PRICE: **\$409,000** | COUNTY: **MARATHON** | STATE: **WISCONSIN** | ACRES: **0.3**

- Prime location in the DC Everest School District
- Close to shopping, public parks, and Highway 29
- Peaceful neighborhood on a quiet street
- Nice yard adjoining green space
- 2,230 square feet
- 4 bedrooms, 4 baths
- Finished daylight basement
- Covered front porch and large back deck
- Main floor laundry
- Attached 3-car garage



2,230 SQUARE FEET



4 BEDROOMS, 4 BATHS



NICE YARD ADJOINING GREEN SPACE



ADDITIONAL PHOTOS



AERIAL MAP



AGENT CONTACT

Agent Matt Spets has a unique understanding of how the hunting and investment potentials of a parcel of land intertwine. A seasoned land investor and acknowledged whitetail hunting expert, Matt has successfully hunted in various states, gaining deep insights into whitetail deer behavior and how it relates to a given property. With his extensive network throughout Wisconsin, he can connect effortlessly with buyers and sellers, leveraging his expertise to help them achieve their real estate goals.

Born and raised in Ironwood, Michigan, Matt brings over 13 years of experience in educational leadership to his role. During his tenure, he spearheaded numerous financial, construction, and real estate projects, bolstering his school districts' financial standing and fostering relationships with local business leaders. In addition to being a youth baseball coach and serving on the Everest Youth Baseball board, Matt owns and operates Northwoods Baseball Select and is a member of the Everest Wrestling Club board.

Matt is also the founder of the Black River Trout Tournament conservation effort and serves as an advisor to the D.C. Everest Educational Foundation. His personal interests include hunting whitetails, fly fishing, skiing, and residential construction. Notably, in 2019, Matt and a partner ranked 7th overall in the Quest Hunt contest in Wisconsin, where he also won the Big Buck award using archery alone.

Matt resides in Wausau, WI, with his wife Sabrina, their daughter Danika, and sons Sawyer and Grady. His blend of hunting expertise, investment know-how, and broad connections make him a trusted and approachable ally for any real estate needs in Wisconsin.



MATT SPETS,

LAND AGENT

715.393.8387

MSpets@MidwestLandGroup.com



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