





**MLS: 1554540**      **Sold**      **Condo**      **Price: \$109,900**  
**165 JENNIFER**      #      **Village Fall River**      B10  
**County:** Columbia      **Zip:** 53932-1211      **State:** WI  
**Condo Project Name:** Sunrise Hills

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**Bedrooms:** 3      **Est. Fin Above Grade SqFt:** 1400  
**Full Baths:** 1      **Est Fin Below Grd Exp SqFt:**  
**3/4 Baths:** 0      **Est. Finished Non-Exp SqFt:**  
**Half Baths:** 1      **Est. Total Finished SqFt:** 1400  
**Condo Fee:** \$ 60      **Estimated Age:** 7  
**Floor Number:** Townhouse  
**Open House:**

**Directions:** Hwy. 16 to N on Johnson to Cardinal to Dykstra to Sunrise to jennifer

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>					
<b>Living Rm:</b>	M	21x16	<b>Mstr BedRm:</b>	U	17x12	<b>Laundry:</b>	L	16x9						
<b>Dining Rm:</b>	M	17x8	<b>2nd BedRm:</b>	U	13x10				<b>Upper:</b>	1	0	0	0	
<b>Kitchen:</b>	M	11x10	<b>3rd BedRm:</b>	U	10x10				<b>Main:</b>	0	0	1	0	
<b>Family/Rec:</b>	N		<b>4th BedRm:</b>						<b>Lower:</b>	0	0	0	0	

**School District:** Fall River      **Elementary:** Fall River      **Middle:** Fall River      **High:** Fall River

<b>Legal:</b> UNIT 3 SUNRISE HILLS CONDO	<b>Land Assess:</b> \$ 13,500
<b>Parcel #:</b> 11126-503	<b>Improvements:</b> \$ 105,000
<b>Units in Bldg:</b> 6	<b>Total Assess:</b> \$ 118,500 / 2008
<b>Units in Assoc:</b> 6 <b>Proposed Units:</b> 6 <b>Owner:</b> Neal	<b>Net Taxes:</b> \$ 2348 / 2008

<b>Style</b>	Townhouse	<b>Fuel</b>	Electric
<b>Mstr Bedrm Bath</b>	Full, Walk through	<b>Heating/Cooling</b>	Forced air
<b>Dining</b>	Dinette	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Kitchen Features</b>	Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	<b>Roof</b>	Composition/Fiberglass
<b>Fireplace</b>	None	<b>Barrier-free</b>	Width of hallways 36in+
<b>Basement</b>	Full, Walkout to yard, Finished	<b>Miles to Capitol</b>	20-30 miles
<b>Parking per Unit</b>	2 car Garage, Opener inc	<b>Terms/Misc.</b>	Cash, Rent w/ option to buy
<b>Exterior</b>	Vinyl	<b>Occupancy</b>	Immediate, Vacant
<b>Condo Mgmt</b>	Professional onsite	<b>Waterfront</b>	N/A
<b>Fee Includes</b>	Management, Trash removal, Snow removal, Common area maintenance, Common area insurance, Reserve fund	<b>Lake/River</b>	
		<b>Environmentally Friendly</b>	N/A

**Interior Features** Wood trim, Washer, Dryer  
**Exterior Features** Deck/Balcony  
**Common Amenities** N/A

This well-kept townhouse condo is ready to move into, with a great backyard view of the countryside from patio and deck. It has some new carpeting, fresh paint, oak doors and trim throughout. It maintains an open floor plan on main level and access to two car garage on lower level. Priced to sell.

Contact Seller, NOT Broker, 920-210-8872

<b>List Agent:</b> Bill Lorge	(608) 698-0300	<b>List Date:</b>	4/8/2009
<a href="mailto:Bill@BadgerMLS.com">Bill@BadgerMLS.com</a>		<b>Expiration Date:</b>	4/8/2010
<b>List Office:</b> Badger MLS	(608) 698-0300	<b>Subagent Comm:</b>	3
PO Box 8343		<b>BuyerAget Comm:</b>	3
Madison WI 53708 8343		<b>Variable Comm:</b>	No
<b>Sale Agent:</b> . Non Member		<b>Sub to Policy Ltr:</b>	No
<b>Sale Office:</b> South Central Non-Member	(608) 240-2800	<b>Named Exceptions:</b>	No
<b>Sold Price:</b> \$109,900	<b>PtsPd/SlrCr:</b>	<b>Licensee Interest:</b>	No
<b>PendingDate:</b> 9/1/2009	<b>Closing Date:</b> 9/21/2009	<b>Financing:</b> Conventional	<b>Exclusive Agency:</b> Yes
	<b>DaysOnMkt:</b> 146	<b>Cumulative DaysOnMkt:</b> 146	<b>Multiple Rep:</b> No

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS **Not for Public**