



MLS : 1560997 **Sold** **Single Family** **Price: \$205,000**
856 E Badger Ln **City West Bend** **Y01**
County: Washington **Zip:** 53095-4539 **State:** WI
Subdivision: Decorah Hills

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1750
Full Baths: 2 **Est. Fin Below Grd Exp SF:**
3/4 Baths: 0 **Est. Fin Non-Exp SqFt:**
Half Baths: 1 **Est. Total Finished SqFt:** 2450
1/4 Baths: 0 **Estimated Age:** 49

Open House:



Directions: S. Main to W on Hawthorn to Badger. Home on Corner

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
Living Rm:	M 20x16	Mstr BedRm:	M 14x12	Laundry:	L 13x8	Full	3/4	Half	1/4
Dining Rm:	M 12x8	2nd BedRm:	M 12x11	Workroom	L 13x11	Upper:	0	0	0
Kitchen:	M 23x11	3rd BedRm:	M 12x10	Gameroom	L 24x13	Main:	1	0	1
Family/Rec:	M 20x11	4th BedRm:				Lower:	1	0	0
School District:	Unknown	Elementary:	Call School District	Middle:	Call School	High:	Call School District		

Legal:	Decorah Hills Addition No2, Block 6	Land Assess:	\$ 57,900
Parcel #:	291 1119.231.0185	Improvements:	\$ 144,000
Est. Lot Size:	0.352	Zoning:	RES
Est Lot SqFt:	1736	Builder:	
		Owner:	Falk
		Total Assess:	\$ 201,900 / 2008
		Net Taxes:	\$ 3783 / 2008

Type	1 story	Fuel	Natural gas
Style	Ranch	Heating/Cooling	Forced air, Central air
Master Bedrm Bath	None	Water/Waste	Municipal water, Municipal sewer
Dining	Living-dining combo	Roof	Compstn/Fiberglass
Kitchen Features	Pantry, Kitchen Island, Solid surface counters, Range /Oven, Refrigerator, Dishwasher, Microwave	Barrier-free	First floor bedroom, First floor full bath, Level drive, Width of hallways 36"+
Fireplace	Wood burning, Family/Rec	Miles to Capitol	Over 50 miles
Basement	Full, Partially finished	Terms/Misc.	Cash
Garage	2 car, Attached, Extra Storage Area, Opener	Occupancy	At closing
Driveway	Concrete	Waterfront	N/A
Exterior	Brick/Stone	Lake/River	
Lot Size	Under 1/2 acre	Environmentally Friendly	N/A
Lot Description	Corner, Wooded	Farm Features	N/A

Interior Features Wood or sim. wood floor, Painted wood trim, Washer, Dryer, Water softener inc, Cable available, All window coverings, High Speed Internet
Exterior Features Patio, Screened porch, Front porch, Fenced Yard

Brick ranch w /hardwood floors, 6 panel doors, & refinished millwork. Sunny eat-in kitchen + Living/Dining room. 1st floor family room with NFP, & pocket door. Kitchen has new counters, sink, fixtures, hdwr, millwork and hickory floors. New high-eff central air, windows, softener, entry doors and elect service; with new carpet and roof in 04. 100% remod L Lvl. Kitchen has Jenn-Aire appliances. Attached kit screen porch

Contact Seller, NOT Broker, 920-540-7412 atq3@charter.net

List Agent:	Bill Lorge	(608) 698-0300	List Date:	6/6/2009
	Bill@BadgerMLS.com		Expiration Date:	9/6/2009
List Office:	Badger MLS	(608) 698-0300	Subagent Comm:	3
	PO Box 8343		BuyerAgent Comm:	3
	Madison WI 53708 8343		Variable Comm:	Yes
Sale Agent:	. Non Member		Sub to Policy Ltr:	No
Sale Office:	South Central Non-Member	(608) 240-2800	Named Exceptions:	No
Sold Price:	\$200,000	PtsPd/SrCr:	Licensee Interest:	No
PendingDate:	7/21/2009	Financing: Conventional	Exclusive Agency:	Yes
Closing Date:	8/21/2009	DaysOnMkt: 45	Cumulative DaysOnMkt: 45	Multiple Rep: No

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