



MLS : 1559329 **Sold** **Single Family** **Price: \$219,900**
524 Cambridge Ave **City Waukesha** **Y01**
County: Waukesha **Zip:** 53188-4654 **State:** WI
Subdivision: Merrill Crest

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1600
Full Baths: 1 **Est. Fin Below Grd Exp SF:**
3/4 Baths: 0 **Est. Fin Non-Exp SqFt:**
Half Baths: 1 **Est. Total Finished SqFt:** 1600
1/4 Baths: 0 **Estimated Age:** 37

Open House:



Directions: S. Grandview to Cambridge Avenue

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
Living Rm:	M 17x12	Mstr BedRm:	M 13x11	Laundry:	L 9x6	Full	3/4	Half	1/4
Dining Rm:	M 10x8	2nd BedRm:	M 12x10	Rec/Bar Rm	L 44x11	Upper:	0	0	0
Kitchen:	M 24x11	3rd BedRm:	M 12x9	Office	L 13x11	Main:	1	0	1
Family/Rec:	M 21x13	4th BedRm:				Lower:	0	0	0
School District:	Unknown	Elementary:	Call School District	Middle:	Call School	High:	Call School District		

Legal:	LOT 21 BLK 8	Zoning:	RES	Land Assess:	\$ 80,500
Parcel #:	WAKC1316165	Builder:	Bielinski Bldrs.	Improvements:	\$ 149,200
Est. Lot Size:	.34 acres	Owner:	Herrle	Total Assess:	\$ 229,700 / 2009
Est Lot SqFt:				Net Taxes:	\$ 4044 / 2009

Type	1 story	Fuel	Natural gas, Electric
Style	Ranch	Heating/Cooling	Forced air, Central air
Master Bedrm Bath	None	Water/Waste	Municipal water, Municipal sewer
Dining	Formal	Roof	Compstn/Fiberglass
Kitchen Features	Pantry, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	Barrier-free	First floor bedroom, First floor full bath, Level lot
Fireplace	Gas burning, Insert, Family/Rec	Miles to Capitol	Over 50 miles
Basement	Full, Partially finished, Crawl space, Sump pump	Terms/Misc.	Cash
Garage	2 car, Attached	Occupancy	At closing, Owner occupied
Driveway	Concrete	Waterfront	N/A
Exterior	Aluminum	Lake/River	
Lot Size	Under 1/2 acre	Environmentally Friendly	N/A
Lot Description	Standard, Corner	Farm Features	N/A
Interior Features	Wood or sim. wood floor, Skylight(s), Washer, Dryer, Water purifier, Water softener inc, Central vac, Sauna, Hot tub, Cable available, All window coverings, High Speed Internet		
Exterior Features	Deck, Patio, Fenced Yard, Storage building, Hot tub, Play structure		

MOTIVATED SELLER. Lovingly maintained 3 bedroom, 1.5 bath ranch located in the desirable Merrill Crest Subdivision. Close to schools, parks, and shopping. Private fenced backyard with beautiful mature trees, shed, and deck with hot tub. Finished lower level with bar great for entertaining. Many updates including laminate floors, crown moulding and a cozy family room with gas fireplace.

Contact Seller, NOT Broker, 262-853-8777

List Agent:	Bill Lorge	(608) 698-0300	List Date:	5/21/2009
	Bill@BadgerMLS.com		Expiration Date:	5/21/2010
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:	\$218,000	PtsPd/SlrCr:	Licensee Interest:	No
PendingDate:	8/27/2009	Closing Date: 9/30/2009	DaysOnMkt: 98	Cumulative DaysOnMkt: 98
			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**