



MLS :1503577 Sold Single Family LP: \$237,000
17 Ariel Cir City Madison W09
County: Dane Zip: 53719-1913 State: WI
Subdivision: Fieldstone

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1892
Full Baths: 1 **Est. Fin Below Grd Exp SF:**
3/4 Baths: 1 **Est. Fin Non-Exp SqFt:**
Half Baths: 1 **Est. Total Finished SqFt:** 1892
1/4 Baths: 0 **Estimated Age:** 11

Open House:



Directions: Hwy PD north to left on Manchester to right on Hartford Dr, left on Dilyn, to right on Ariel

Lvl Dim		Lvl Dim		Lvl Dim		Baths				
Living Rm:	M 23x15	Mstr BedRm:	U 20x13	Laundry:	M	Full	3/4	1/2	1/4	
Dining Rm:	M 11x10	2nd BedRm:	U 13x12	Laundry	M 6x9	Upper:	1	1	0	0
Kitchen:	M 20x13	3rd BedRm:	U 15x13			Main:	0	0	1	0
Family/Rec:	N	4th BedRm:				Lower:	0	0	0	0
School District:	Madison	Elementary:	Chavez	Middle:	Toki	High:	Memorial			

Legal:	Fieldstone Add. Meadowood, Lot 57	Land Assess:	\$ 75,300
Parcel #:	0608-122-0217-9	Improvements:	\$ 169,800
Est. Lot Size:	.19	Builder:	Midland
Est Lot SqFt:	8397	Owner:	seller
		Total Assess:	\$ 245,100 / 2007
		Net Taxes:	\$ 4665 / 2006

Type	2 story	Fuel	Natural gas
Style	Transitional	Heating/Cooling	Forced air, Central air
Master Bedrm Bath	3/4	Water/Waste	Municipal water, Municipal sewer
Dining	Dinette, Eat-in kitchen	Roof	Compstn/Fiberglass
Kitchen Features	Dishwasher, Disposal	Barrier-free	N/A
Fireplace	Wood burning, LivingRm	Miles to Capitol	0-10 miles
Basement	Full	Terms/Misc.	Cash
Garage	2 car, Attached	Occupancy	At closing
Driveway	Blacktop/Asphalt	Waterfront	N/A
Exterior	Vinyl	Lake/River	n/a
Lot Size	Under 1/2 acre		
Lot Description	Cul-de-sac		

Interior Features Wood or sim. wood floor, Tile Floors, Wood trim, Great room, Cathedral/vaulted ceiling
Exterior Features Patio

Spacious home on a cul-de-sac, close to shopping and bus lines. Bright and spacious rooms due to larger windows. Home is being sold as-is without warranty or representations. Basement has had some finishing work started, it would be easy to finish and add additional living space. Wells Fargo pre-qual required with any offer.

Showings 223-2701, Fax offers ONLY to 241-2718, Patsy cell 219-5966

List Agent:	Patsy Alwin pagato@aol.com	List Date:	12/5/2007
List Office:	Century 21 Affiliated 2800 Royal Ave Ste 121 Madison WI 53713 1518	Expiration Date:	5/4/2008
	(608) 221-2121	Subagent Comm:	3
	Fax # (608) 221-2723	BuyerAgent Comm:	3
Sale Agent:	Sheri Meland	Sub to Policy Ltr:	Yes
Sale Office:	Madcityhomes.Com (608) 438-3150	Variable Comm:	No
Sold Price:	\$227,500	Limited Service:	No
PendingDate:	3/6/2008	Named Exceptions:	No
Closing Date:	3/28/2008	Exclusive Agency:	No
DaysOnMkt:	92	Licensee Interest:	No
		Multiple Rep:	Yes

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS

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Printed By: Bill Lorge

09/25/2008 02:15 PM