



MLS :1465077 Sold Single Family LP: \$374,900
2312 CENTER ST Village Cross Plains D17
County: Dane Zip: 53528-9623 State: WI
Subdivision: Sec 3

Bedrooms: 4 **Est. Fin Above Grade SqFt:** 2172
Full Baths: 1 **Est. Fin Below Grd Exp SF:** 1408
3/4 Baths: 2 **Est. Fin Non-Exp SqFt:**
Half Baths: 1 **Est. Total Finished SqFt:** 3580
1/4 Baths: 0 **Estimated Age:** 29

Open House:



Directions: From Madison-Take Hwy. 14 W, turn R on Center St. in Cross Plains.

Lvl Dim		Lvl Dim		Lvl Dim		Baths				
Living Rm:	M 18x13	Mstr BedRm:	U 17x17	Laundry:	U 10x9	Full	3/4	1/2	1/4	
Dining Rm:	M 13x12	2nd BedRm:	U 12x11	Playroom	L 14x16	Upper:	1	1	0	0
Kitchen:	M 14x11	3rd BedRm:	U 12x11	Dinette	M 12x11	Main:	0	0	1	0
Family/Rec:	L 15x16	4th BedRm:	M 14x12			Lower:	0	1	0	0
School District:	Middleton-Cross Plains	Elementary:	Park	Middle:	Glacier Creek	High:	Middleton			

Legal: SEC 3-7-7 PRT NW1/4NW1/4 COM NW COR TH E **Land Assess:** \$ 86,200
Parcel #: 0707-032-8560-1 **Zoning:** Res **Improvements:** \$ 202,800
Est. Lot Size: 2.6 **Builder:** Roessler **Total Assess:** \$ 289,000 / 2006
Est Lot SqFt: **Owner:** Nicholls **Net Taxes:** \$ 6055 / 2006

Type	Multi-level	Fuel	Natural gas
Style	Contemporary	Heating/Cooling	Forced air, Central air
Master Bedrm	3/4	Water/Waste	Municipal water, Municipal sewer
Bath		Roof	Compstn/Fiberglass
Dining	Living-dining combo, Dinette, Eat-in kitchen	Barrier-free	N/A
Kitchen Features	Breakfast bar, Pantry, Solid surface counters, Range/Oven, Refrigerator, Dishwasher, Microwave, Freezer, Disposal	Miles to Capitol	11-19 miles
Fireplace	Wood burning, Gas burning, LivingRm, Family/Rec	Terms/Misc.	Cash
Basement	Exposed, Walkout to yard, Partially finished	Occupancy	At closing, Owner occupied
Garage	2 car, Attached, Extra Storage Area, Opener	Waterfront	N/A
Driveway	Blacktop/Asphalt	Lake/River	
Exterior	Wood, Brick/Stone		
Lot Size	Over 2 to 5 acres		
Lot Description	Cul-de-sac, Wooded		

Interior Features Wood or sim. wood floor, Tile Floors, Wood trim, Walk-in closet(s), Great room, Cathedral/vaulted ceiling, Washer, Dryer, Humidifier, Water softener inc, Central vac, Sauna, Wet bar, Cable available, All window coverings
Exterior Features Deck, Patio, Hot tub

Tranquility is yours in this soft contemporary cedar home. A cathedral entryway and stone fireplace welcome you into the home. The master bedroom overlooks 2.6 acres of wooded bluff w/ its own deck. All the privacy of country living w/ convenient village amenities blocks away & Madison minutes away. The decks, patios, fireplaces, sauna, hot tub & wet bar add to the serene atmosphere. Updates include carpet, tile, solid surface counters, fresh paint and stain.

Contact Seller, NOT Broker, for showings & lock box combo @ 608-798-0552 rebeccapavek@hotmail.com

List Agent: Bill Lorge (608) 698-0300	List Date: 1/17/2007
Bill@BadgerMLS.com	Expiration Date: 1/17/2008
List Office: Badger MLS (608) 698-0300	Subagent Comm: 3
PO Box 8343 Fax #	BuyerAgent Comm: 3
Madison WI 53708 8343	
Sale Agent: . Non Member	Sub to Policy Ltr: No
Sale Office: Non-Member	Variable Comm: No Limited Service: Yes
Sold Price: \$365,000 PtsPd/SrCr:	Named Exceptions: No Exclusive Agency: Yes
Financing: Conventional	Licensee Interest: No Multiple Rep: No
PendingDate: 1/21/2007 Closing Date: 7/16/2007 DaysOnMkt: 4	

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

2312 CENTER ST

\$374,900

1465077

Printed By: Bill Lorge

09/23/2008 08:54 AM