



MLS :1523378 Active Single Family LP: \$246,000
17 DAKOTA RIDGE Village Lake Delton Q14
County: Sauk **Zip:** 53940 **State:** WI
Subdivision: Hickory Hills

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1872
Full Baths: 2 **Est. Fin Below Grd Exp SF:**
3/4 Baths: 1 **Est. Fin Non-Exp SqFt:** 456
Half Baths: 1 **Est. Total Finished SqFt:** 2328
1/4 Baths: 0 **Estimated Age:** 8

Open House:



Directions: Hwy. 12 N, to E on Hwy A-2 miles, to L in Subdiv - last home on R

Lvl Dim		Lvl Dim		Lvl Dim		Baths					
Living Rm:	M 17x12	Mstr BedRm:	U 13x12	Laundry:	U 6x3	Full	3/4	1/2	1/4		
Dining Rm:	M 12x11	2nd BedRm:	U 12x9	Porch	L 17x10	Upper:	2	0	0	0	
Kitchen:	M 16x12	3rd BedRm:	U 14x9	Wet Bar	L 15x14	Main:	0	0	1	0	
Family/Rec:	L 19x12	4th BedRm:				Lower:	0	1	0	0	
School District:	Wisconsin Dells		Elementary:	Lake Delton		Middle:	Spring Hill		High:	Wisconsin Dells	

Legal:	VILL OF LAKE DELTON HICKORY HILLS		Land Assess:	\$ 48,000	
Parcel #:	146-0935-21700	Zoning:	RES	Improvements:	\$ 165,300
Est. Lot Size:		Builder:		Total Assess:	\$ 213,300 / 2006
Est Lot SqFt:		Owner:	BRANDT	Net Taxes:	\$ 2951 / 2006

Type	2 story	Fuel	Natural gas
Style	Contemporary	Heating/Cooling	Forced air
Master Bedrm Bath	Full	Water/Waste	Municipal water, Municipal sewer
Dining	Formal, Living-dining combo, Eat-in kitchen	Roof	Compstn/Fiberglass
Kitchen Features	Pantry, Kitchen Island, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	Barrier-free	N/A
Fireplace	Gas burning, Family/Rec	Miles to Capitol	31-50 miles
Basement	Full, Exposed, Walkout to yard, Total finished, Sump pump	Terms/Misc.	Cash, Neighborhood/Addtl Fees
Garage	2 car	Occupancy	At closing
Driveway	Blacktop/Asphalt	Waterfront	N/A
Exterior	Vinyl	Lake/River	
Lot Size	Under 1/2 acre	Environmentally Friendly	N/A
Lot Description	Wooded, Rural-in subdivision	Farm Features	N/A

Interior Features Tile Floors, Wood trim, Washer, Dryer, Wet bar, Cable available
Exterior Features Deck, Patio, Screened porch, Front porch, Storage building

Wonderful family home! Wooded setting to enjoy the wild life from the 10 x 24 deck or the 10 x 17 screened in porch. Finished lower level is exposed with family room, gas fireplace, full wetbar, and bath with shower. The 3 bedrooms are on the 2nd floor with master bath and full guest bath. Laundry area is also on the 2nd floor. includes all appliances. play house in the yard can also be used as a storage shed. House has been well cared for and shows like new!

Contact Seller, NOT Broker, 608 697-4883 skbrandt58@gmail.com

List Agent:	Bill Lorge (608) 698-0300	List Date:	5/28/2008
	Bill@BadgerMLS.com	Expiration Date:	5/28/2009
List Office:	Badger MLS (608) 698-0300	Subagent Comm:	3
	PO Box 8343 Fax #	BuyerAgent Comm:	3
	Madison WI 53708 8343		
Sale Agent:		Sub to Policy Ltr:	No
Sale Office:		Variable Comm:	Yes
Sold Price:	PtsPd/SrCr:	Limited Service:	Yes
PendingDate:	Closing Date:	Named Exceptions:	No
	Financing:	Exclusive Agency:	Yes
	DaysOnMkt: 113	Licensee Interest:	No
		Multiple Rep:	No

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

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