



MLS :1535582 Active Single Family LP: \$187,500
303 WALNUT ST Village Sauk City Q28
County: Sauk Zip: 53583-1246 State: WI
Subdivision: Turner and Grubbs

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1400
Full Baths: 1 **Est. Fin Below Grd Exp SF:**
3/4 Baths: 0 **Est. Fin Non-Exp SqFt:**
Half Baths: 0 **Est. Total Finished SqFt:** 1400
1/4 Baths: 1 **Estimated Age:** 37

Open House:



Directions: Water St to North or Left on hemlock, Left on Walnut

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
Living Rm:	M 20x14	Mstr BedRm:	M 13x12	Laundry:	L 12x6	Full	3/4	1/2	1/4
Dining Rm:	M 11x10	2nd BedRm:	M 11x10	3 Season P	M 20x12	Upper:	0	0	0
Kitchen:	M 13x10	3rd BedRm:	M 10x10	Unf Office	L 27x11	Main:	1	0	0
Family/Rec:	N	4th BedRm:				Lower:	0	0	0
School District:	Sauk Prairie	Elementary:	Spruce Street	Middle:	Sauk Prairie	High:	Sauk Prairie		

Legal:	VILLIAGE OF SAUK CITY TURNER & GRUBBS AD	Land Assess:	\$ 62,200
Parcel #:	181-0531-00000	Zoning:	RES
Est. Lot Size:	120x80	Builder:	
Est Lot SqFt:		Owner:	NICHOLSON
		Improvements:	\$ 103,000
		Total Assess:	\$ 165,200 / 2007
		Net Taxes:	\$ 2959 / 2007

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	Formal	Roof	Compstn/Fiberglass
Kitchen Features	Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	Barrier-free	First floor bedroom, First floor full bath,
Fireplace	Wood burning, LivingRm		Level drive, Level lot, Low pile or no
Basement	Full, Partially finished		carpeting
Garage	1 car, Attached, Opener	Miles to Capitol	31-50 miles
Driveway	Concrete	Terms/Misc.	Cash
Exterior	Wood	Occupancy	At closing
Lot Size	Under 1/2 acre	Waterfront	N/A
Lot Description	Corner, Adjacent to park/greenway	Lake/River	
		Environmentally Friendly	N/A
		Farm Features	N/A

Interior Features Wood or sim. wood floor, Wood trim, Washer, Dryer, Water softener inc, Central vac, Cable available, High Speed Internet
Exterior Features 3-season porch

Well cared for ranch across from soccer fields and baseball diamonds, which our nephews are sad to see us leave. Huge three-season porch to enjoy sunsets and many varieties of perennial gardens. With a wood fireplace to cozy up to in the winter and large living room windows, enjoy all the seasons. Expanding family? No problem! Finish off the large basement into that extra family room you've always wanted. Recent updates: new roof and doors, wood laminate floor, dishwasher, recently painted inside and out.

Contact Seller, NOT Broker, 608-644-8927 julienicholson@charter.net

List Agent:	Bill Lorge (608) 698-0300	List Date:	9/12/2008
	Bill@BadgerMLS.com	Expiration Date:	9/12/2009
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:	Yes
	Financing:	Exclusive Agency:	Yes
	DaysOnMkt: 4	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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