



MLS: 1506714 Sold **Condo** **LP: \$174,900**
6514 OFFSHORE DR **#** **City Madison** W06
County: Dane **Zip:** 53705 **State:** WI
Condo Project Name: Parkwood West Condos

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1580
Full Baths: 2 **Est Fin Below Grd Exp SqFt:**
3/4 Baths: 0 **Est. Finished Non-Exp SqFt:** 358
Half Baths: 1 **Est. Total Finished SqFt:** 1938
Condo Fee: \$ 125 **Estimated Age:** 34
Floor Number: Townhouse
Open House:



Directions: E past West Towne on Mineral Pt Rd-L on Grand Canyon turns into Offshore. Turn in drive at Parkwood

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Baths</u>						
Living Rm:	M	18x15	Mstr BedRm:	U	15x14	Laundry:	L						
Dining Rm:	M	13x10	2nd BedRm:	U	15x12	walkclst	U	12x05	Upper:	2	0	0	0
Kitchen:	M	11x08	3rd BedRm:	U	14x13				Main:	0	0	1	0
Family/Rec:	L	17x17	4th BedRm:						Lower:	0	0	0	0

School District: Madison **Elementary:** Muir **Middle:** Jefferson **High:** Memorial

Legal: PARKWOOD WEST Unit 6514 Vol 393 **Land Assess:** \$ 12,300
Parcel #: 0708-243-0809-7 **Zoning:** Res **Improvements:** \$ 150,900
Units in Bldg: 2 **Builder:** **Total Assess:** \$ 163,200 / 2007
Units in Assoc: 20 **Proposed Units:** 20 **Owner:** **Net Taxes:** \$ 2975 / 2007

Style	Townhouse	Fuel	Natural gas
Mstr Bedrm Bath	Full	Heating/Cooling	Forced air, Central air
Dining	Dinette	Water/Waste	Municipal water, Municipal sewer
Kitchen Features	Breakfast bar, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	Roof	Composition/Fiberglass
Fireplace	Gas burning, Living room	Barrier-free	Level drive, Level lot
Basement	Full, Partially finished, Basement storage	Miles to Capitol	0-10 miles
Parking per Unit	2 car Garage, Attached, Opener inc	Terms/Misc.	Cash, Limited home warranty, Large dogs OK
Exterior	Vinyl, Aluminum	Occupancy	At closing, Vacant
Condo Mgmt	Unit Owners	Waterfront	N/A
Fee Includes	Snow removal, Common area maintenance, Common area insurance, Reserve fund	Lake/River	

Interior Features Wood or sim. wood floors, Tile Floors, Wood trim, Walk-in closet(s), Private Laundry, Washer, Dryer, Air cleaner, Water softener included, Cable/Satellite Available, All window coverings
Exterior Features Private Entry, Patio, Front porch
Common Amenities Common Green Space, Close to busline

Spacious, Bright & in great condition. You'll find big bedrooms, an expansive master walk-in, a cozy fireplace in the large living room. Newly finished basement makes a terrific family room. Light airy living spaces throughout! Kitchen with loads of big cabinets & lovely dinette area. Faces large park. Includes UHP warranty. Strong, solid association. Lots of mechanical updates.

Status/showing 256-0801.

List Agent: Heidi Noble	(608) 516-5999	List Date:	1/11/2008
noblerealtor@gmail.com		Expiration Date:	1/10/2009
List Office: Stark Company, REALTORS	(608) 836-9300	Subagent Comm:	3.0
702 N High Point Rd	Fax # (608) 836-3744	BuyerAget Comm:	3.0
Madison WI 53717 2240			
Sale Agent: Patty Adolphs		Sub to Policy Ltr:	No
Sale Office: Stark Company, REALTORS	(608) 831-3234	Variable Comm:	No
Sold Price: \$170,619	PtsPd/SlrCr:	Named Exceptions:	No
PendingDate: 4/22/2008	Closing Date: 5/15/2008	Exclusive Agency:	Yes
	Financing: Conventional	Licensee Interest:	No
	DaysOnMkt: 102	Multiple Rep:	DA

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

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