


**MLS :1498264 Active Single Family Price: \$372,000**
**362 N BERGAMONT BLVD Village Oregon D35**
**County: Dane Zip: 53575 State: WI**
**Subdivision: Oregon Parks**

<b>Bedrooms:</b>	4	<b>Est. Fin Above Grade SqFt:</b>	2040
<b>Full Baths:</b>	2	<b>Est. Fin Below Grd Exp SF:</b>	
<b>3/4 Baths:</b>	0	<b>Est. Fin Non-Exp SqFt:</b>	
<b>Half Baths:</b>	0	<b>Est. Total Finished SqFt:</b>	2960
<b>1/4 Baths:</b>	0	<b>Estimated Age:</b>	1

**Open House:**

**Directions:** Fish Hatchery South, Left on Hwy CC, Left on N. Bergamont Blvd

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
<b>Living Rm:</b>	M 21x17	<b>Mstr BedRm:</b>	M 14x13	<b>Laundry:</b>	M 10x8	<b>Full</b>	<b>3/4</b>	<b>Half</b>	<b>1/4</b>
<b>Dining Rm:</b>	M 13x12	<b>2nd BedRm:</b>	M 14x11	<b>Storage</b>	L 19x16	<b>Upper:</b>	0	0	0
<b>Kitchen:</b>	M 26x12	<b>3rd BedRm:</b>	M 12x12	<b>Foyer</b>	M 12x6	<b>Main:</b>	2	0	0
<b>Family/Rec:</b>	L 29x17	<b>4th BedRm:</b>	L 19x11			<b>Lower:</b>	0	0	0

**School District:** Oregon **Elementary:** Call School District **Middle:** Oregon **High:** Oregon

<b>Legal:</b>	OREGON PARKS NEIGHBORHOOD LOT 34	<b>Land Assess:</b>	\$ 95,600
<b>Parcel #:</b>	0509-023-2364-1	<b>Zoning:</b>	Res
<b>Est. Lot Size:</b>	.34 acres	<b>Builder:</b>	Klann
<b>Est Lot SqFt:</b>	14,718	<b>Owner:</b>	KLANN
		<b>Improvements:</b>	\$ 283,800
		<b>Total Assess:</b>	\$ 379,400 / 2008
		<b>Net Taxes:</b>	\$ 6069 / 2007

<b>Type</b>	1 story	<b>Fuel</b>	Natural gas
<b>Style</b>	Ranch	<b>Heating/Cooling</b>	Forced air
<b>Master Bedrm Bath</b>	Full	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Dining</b>	Formal	<b>Roof</b>	Compstn/Fiberglass
<b>Kitchen Features</b>	Breakfast bar, Breakfast nook, Pantry, Solid surface counters, Range/Oven, Refrigerator, Dishwasher, Disposal	<b>Barrier-free</b>	Open floor plan, First floor bedroom, First floor full bath
<b>Fireplace</b>	Gas burning, Free standing STOVE	<b>Miles to Capitol</b>	11-19 miles
<b>Basement</b>	Full, Partially finished, Sump pump, 8'+ Ceiling	<b>Terms/Misc.</b>	Cash
<b>Garage</b>	2 car, Attached, Extra Storage Area	<b>Occupancy</b>	At closing
<b>Driveway</b>	Concrete	<b>Waterfront</b>	N/A
<b>Exterior</b>	Vinyl, Aluminum, Brick/Stone	<b>Lake/River</b>	
<b>Lot Size</b>	Under 1/2 acre		
<b>Lot Description</b>	Standard		

**Interior Features** Tile Floors, Painted wood trim, Walk-in closet(s), Great room, Washer, Dryer, Jetted bathtub, Cable available, All window coverings, High Speed Internet, 9' + Ceiling

**Exterior Features** Patio

Spacious single story, 4 bed, 2 bath, engaging 2040 sqft floor plan on a huge one third acre lot. Maple floors in foyer, dining, & kitchen which includes walk-in pantry, solid surface counters, breakfast nook & more. Great room with gas fireplace & tray ceiling. Master suite includes walk-in closet & whirlpool bath. Main level laundry. Lofty 9ft ceilings throughout main floor & basement. Extra storage in 2 car garage. Great location! Great neighborhood

Contact Seller, NOT Broker for showings, 608-843-6922 smklann@charter.net

<b>List Agent:</b>	Bill Lorge (608) 698-0300	<b>List Date:</b>	10/5/2007
	Bill@BadgerMLS.com	<b>Expiration Date:</b>	10/15/2009
<b>List Office:</b>	Badger MLS (608) 698-0300	<b>Subagent Comm:</b>	3
	PO Box 8343 Fax #	<b>BuyerAgent Comm:</b>	3
	Madison WI 53708 8343		
<b>Sale Agent:</b>		<b>Variable Comm:</b>	Yes
<b>Sale Office:</b>		<b>Named Exceptions:</b>	No
<b>Sold Price:</b>		<b>Licensee Interest:</b>	No
<b>PendingDate:</b>		<b>Cumulative DaysOnMkt:</b>	476
	<b>PtsPd/SrCr:</b>	<b>Sub to Policy Ltr:</b>	No
	<b>Closing Date:</b>	<b>Limited Service:</b>	Yes
	<b>Financing:</b>	<b>Exclusive Agency:</b>	Yes
	<b>DaysOnMkt:</b> 476	<b>Multiple Rep:</b>	No

Buyer to verify this information as provided by seller, listing broker & other parties. Equal housing opportunity listing. SCWMLS **Not for Public Distribution**

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