



**MLS :1549135**      **Active**      **Single Family**      **Price: \$259,900**  
**832 ARENDAL CT**      **City Stoughton**      D44  
**County:** Dane      **Zip:** 53589      **State:** WI  
**Subdivision:** Sweet Brier

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**Bedrooms:** 3      **Est. Fin Above Grade SqFt:** 1904  
**Full Baths:** 2      **Est. Fin Below Grd Exp SF:**  
**3/4 Baths:** 0      **Est. Fin Non-Exp SqFt:**  
**Half Baths:** 1      **Est. Total Finished SqFt:** 1904  
**1/4 Baths:** 0      **Estimated Age:** 9

**Open House:**



**Directions:** Hwy. 51 to south on King, west on Milwaukee to Arendal

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
<b>Living Rm:</b>	M 27x12	<b>Mstr BedRm:</b>	U 17x12	<b>Laundry:</b>	M 6x3	<b>Full</b>	<b>3/4</b>	<b>Half</b>	<b>1/4</b>
<b>Dining Rm:</b>	M 16x10	<b>2nd BedRm:</b>	U 17x12	<b>Office</b>	M 10x7	<b>Upper:</b>	2	0	0
<b>Kitchen:</b>	M 11x11	<b>3rd BedRm:</b>	U 12x9	<b>Storage</b>	L 26x17	<b>Main:</b>	0	0	1
<b>Family/Rec:</b>	N	<b>4th BedRm:</b>				<b>Lower:</b>	0	0	0

**School District:** Stoughton      **Elementary:** Fox Prairie      **Middle:** River Bluff      **High:** Stoughton

**Legal:** KLONGLANDS FIFTH ADDITION TO SWEETBRIER      **Land Assess:** \$ 54,500  
**Parcel #:** 0511-071-4407-3      **Zoning:** RES      **Improvements:** \$ 211,200  
**Est. Lot Size:** .36 acres      **Builder:** SDS Builders      **Total Assess:** \$ 265,700 / 2008  
**Est Lot SqFt:**      **Owner:** HALVERSON      **Net Taxes:** \$ 4602 / 2008

<b>Type</b>	2 story	<b>Fuel</b>	Natural gas
<b>Style</b>	Colonial	<b>Heating/Cooling</b>	Forced air
<b>Master Bedrm Bath</b>	Full	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Dining</b>	Dinette, Eat-in kitchen	<b>Roof</b>	Compstn/Fiberglass
<b>Kitchen Features</b>	Breakfast bar, Pantry, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	<b>Barrier-free</b>	Open floor plan, Ramped or lvl from garage, Stall shower, Width of hallways 36"+
<b>Fireplace</b>	Wood burning, Gas burning, LivingRm	<b>Miles to Capitol</b>	11-19 miles
<b>Basement</b>	Full	<b>Terms/Misc.</b>	Cash
<b>Garage</b>	2 car	<b>Occupancy</b>	Immediate
<b>Driveway</b>	Concrete	<b>Waterfront</b>	N/A
<b>Exterior</b>	Vinyl	<b>Lake/River</b>	N/A
<b>Lot Size</b>	Under 1/2 acre	<b>Environmentally Friendly</b>	N/A
<b>Lot Description</b>	Cul-de-sac	<b>Farm Features</b>	N/A

**Interior Features**      Wood or sim. wood floor, Wood trim, Walk-in closet(s), Great room, Cathedral/vaulted ceiling, Washer, Dryer, Air cleaner, Water softener inc, Jetted bathtub, Cable available, NO window coverings, High Speed Internet  
**Exterior Features**      Deck, Patio, Front porch

This charming 2-story, 3 bedroom colonial located in a cul-de-sac behind an elementary school is move-in ready. Custom cabinets and a large master bedroom with private bath make this a must see. In addition, enjoy the warmer season on a huge deck overlooking a beautifully landscaped yard.

Contact Seller, NOT Broker, 608-220-4717, halverson@litewire.net

<b>List Agent:</b> Bill Lorge Bill@BadgerMLS.com	(608) 698-0300	<b>List Date:</b> 2/20/2009	
<b>List Office:</b> Badger MLS PO Box 8343 Madison WI 53708 8343	(608) 698-0300 Fax #	<b>Expiration Date:</b> 2/20/2010	
<b>Sale Agent:</b>		<b>Subagent Comm:</b> 3	
<b>Sale Office:</b>		<b>BuyerAgent Comm:</b> 3	
<b>Sold Price:</b>	<b>PtsPd/SlrCr:</b>	<b>Variable Comm:</b> Yes	<b>Sub to Policy Ltr:</b> No
<b>PendingDate:</b>	<b>Closing Date:</b>	<b>Named Exceptions:</b> No	<b>Limited Service:</b> Yes
	<b>Financing:</b>	<b>Licensee Interest:</b> No	<b>Exclusive Agency:</b> Yes
	<b>DaysOnMkt:</b> 2	<b>Cumulative DaysOnMkt:</b> 2	<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**