



MLS: 1567791 **Active** **Condo** **Price: \$149,800**
3063 SELKIRK DR **#** **City Sun Prairie** **D45**
County: Dane **Zip:** 53590 **State:** WI
Condo Project Name: Wyndham Hills

Bedrooms: 2 **Est. Fin Above Grade SqFt:** 1186
Full Baths: 1 **Est Fin Below Grd Exp SqFt:**
3/4 Baths: 1 **Est. Finished Non-Exp SqFt:**
Half Baths: 0 **Est. Total Finished SqFt:** 1186
Condo Fee: \$ 60 **Estimated Age:** 7
Floor Number: 2
Open House:



Directions: Hwy. 19 to S on Westmount to L on Selkirk Dr.

<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>				
Living Rm:	M 17x13	Mstr BedRm:	M 16x12	Laundry:	M 7x3	Full	3/4	Half	1/4	
Dining Rm:	M 12x8	2nd BedRm:	M 12x11	Pantry:	M 7x4	Upper:	0	0	0	0
Kitchen:	M 9x8	3rd BedRm:		Deck:	M 14x11	Main:	1	1	0	0
Family/Rec:	N	4th BedRm:				Lower:	0	0	0	0

School District: Sun Prairie **Elementary:** Horizon **Middle:** Prairie View **High:** Sun Prairie

Legal: NEW STAR II CONDOMINIUM UNIT 103 **Land Assess:** \$ 17,900
Parcel #: 0810-023-1136-2 **Zoning:** Condo **Improvements:** \$ 125,300
Units in Bldg: 4 **Builder:** White Lake Builders **Total Assess:** \$ 143,200 / 2009
Units in Assoc: 4 **Proposed Units:** 4 **Owner:** HEIN **Net Taxes:** \$ 2920 / 2008

Style	Ranch, Townhouse, Garden, End Unit	Fuel	Natural gas
Mstr Bedrm Bath	3/4	Heating/Cooling	Forced air, Central air
Dining	Dinette	Water/Waste	Municipal water, Municipal sewer
Kitchen Features	Pantry, Range/Oven, Refrigerator, Dishwasher, Disposal	Roof	Composition/Fiberglass
Fireplace	Gas burning, Living room	Barrier-free	N/A
Basement	None	Miles to Capitol	11-19 miles
Parking per Unit	1 car Garage, Attached, Extra Storage, 2 spaces, Outside	Terms/Misc.	Cash, Small pets only, Rental Allowed
Exterior	Vinyl, Brick/Stone	Occupancy	At closing, Immediate
Condo Mgmt	Unit Owners	Waterfront	N/A
Fee Includes	Management, Snow removal, Common area maintenance, Common area insurance, Reserve fund	Lake/River	
		Environmentally Friendly	WI Energy Star Cert.

Interior Features Tile Floors, Painted wood trim, Walk-in closet(s), Cathedral/vaulted ceiling, Skylight(s), Private Laundry, Intercom, Jetted bathtub, Cable/Satellite Available, Some window coverings, High Speed Internet
Exterior Features Deck/Balcony
Common Amenities Security system

Immaculate 2 bdrm 1.75 bath condo in move-in condition! Large living room w/vaulted ceiling & gas fireplace. Huge master bdrm w/vaulted ceiling, walk-in closet + 3/4 private bath w/skylight! Large kitchen w/2 skylights, ceramic tile & dinette. Spacious & sunny w/light neutral floor & walls. Ample storage throughout. Private laundry. Extra-deep jetted tub in guest bath. Large private deck for outside enjoyment. Oversized 1.5 car attached garage. Low condo fees. Take advantage of \$8,000 tax credit. Must see!

Contact Seller, NOT Broker, 608-513-6356 condoforsale@snyderinc.com

List Agent: Bill Lorge	(608) 698-0300	List Date:	8/11/2009
Bill@BadgerMLS.com		Expiration Date:	2/11/2011
List Office: Badger MLS	(608) 698-0300	Subagent Comm:	3
PO Box 8343		BuyerAget Comm:	3
Madison WI 53708 8343		Variable Comm:	Yes
Sale Agent:		Sub to Policy Ltr:	No
Sale Office:		Named Exceptions:	No
Sold Price:	PtsPd/SlrCr:	Financing:	Licensee Interest:
PendingDate:	Closing Date:	DaysOnMkt: 3	Cumulative DaysOnMkt: 3
			Multiple Rep: No
			Excluded Agency: Yes

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