



**MLS : 1557145**      **Sold**      **Single Family**      **Price: \$149,900**  
**706 HUBBELL ST**      **Village Marshall**      D26  
**County:** Dane      **Zip:** 53559-9425      **State:** WI  
**Subdivision:** Lewellen Addn.

**Bedrooms:** 3      **Est. Fin Above Grade SqFt:** 1600  
**Full Baths:** 1      **Est. Fin Below Grd Exp SF:**  
**Half Baths:** 0      **Est. Fin Non-Exp SqFt:**  
**Est. Total Finished SqFt:** 1600  
**Est. Age:** 999

**Open House:**



**Directions:** Right on East Main, Left on Hubbell

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
Room	Dim	Room	Dim	Room	Dim	Full	Half	1/4	
<b>Living Rm:</b>	M 15x11	<b>Mstr BedRm:</b>	M 12x12	<b>Laundry:</b>	M 13x9	<b>Upper:</b>	0	0	0
<b>Dining Rm:</b>	M 15x13	<b>2nd BedRm:</b>	U 15x11	<b>Office/Den</b>	M 7x6	<b>Main:</b>	1	0	0
<b>Kitchen:</b>	M 13x13	<b>3rd BedRm:</b>	U 11x7	<b>3 Ssn Prch</b>	M 20x7	<b>Lower:</b>	0	0	0
<b>Family/Rec:</b>	N	<b>4th BedRm:</b>							
<b>School District:</b>	Marshall	<b>Elementary:</b>	Marshall	<b>Middle:</b>	Marshall	<b>High:</b>	Marshall		

<b>Legal:</b>	LEWELLEN ADDN LOT 5	<b>Land Assess:</b>	\$ 40,500
<b>Parcel #:</b>	0812-101-5045-4	<b>Zoning:</b>	RES
<b>Est. Lot Size:</b>	0.2 acre	<b>Builder:</b>	
<b>Est Lot SqFt:</b>		<b>Owner:</b>	Hellenbrand
		<b>Improvements:</b>	\$ 92,300
		<b>Total Assess:</b>	\$ 132,800 / 2008
		<b>Net Taxes:</b>	\$ 2474 / 2007

<b>Type</b>	2 story	<b>Fuel</b>	Natural gas, Electric
<b>Style</b>	National Folk/Farm	<b>Heating/Cooling</b>	Forced air
<b>Master Bedrm Bath</b>	None	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Dining</b>	Formal, Eat-in kitchen	<b>Roof</b>	Compstn/Fiberglass
<b>Kitchen Features</b>	N/A	<b>Barrier-free</b>	First floor bedroom, First floor full bath
<b>Fireplace</b>	None	<b>Miles to Capitol</b>	20-30 miles
<b>Basement</b>	Partial, Crawl space	<b>Terms/Misc.</b>	Cash
<b>Garage</b>	2 car, Detached, Extra Storage Area	<b>Occupancy</b>	At closing
<b>Driveway</b>	Concrete, Extra paving	<b>Waterfront</b>	N/A
<b>Exterior</b>	Vinyl	<b>Lake/River</b>	
<b>Lot Size</b>	Under 1/2 acre	<b>Energy Efficient/Green</b>	N/A
<b>Lot Description</b>	Corner, Rural-in subdivision, Adjacent to park/greenway	<b>Farm Features</b>	N/A

**Interior Features** Wood or sim. wood floor, Painted wood trim, Water softener inc, Cable available, At Least 1 tub  
**Exterior Features** 3-season porch

Charming 3 bedroom, two story home featuring a completely remodeled kitchen with new cabinets, countertops, and hardwood floor. Formal dining room with original hardwood floor and a French patio door that opens onto 3 season porch. Additional features include spacious, round entryways, original crown molding in master bedroom and living room, and six panel pine doors. Recent updates include roof, siding, windows, driveway, sidewalks, and furnace. Take advantage of the \$8,000 tax credit and low interest rate

Contact Seller, NOT Broker, 608-206-2801 kick08@hotmail.com

<b>List Agent:</b>	Bill Lorge	(608) 698-0300	<b>List Date:</b>	5/2/2009
	<a href="mailto:Bill@BadgerMLS.com">Bill@BadgerMLS.com</a>		<b>Expiration Date:</b>	5/2/2010
<b>List Office:</b>	Badger MLS	(608) 698-0300	<b>Subagent Comm:</b>	3
	0 PO Box 8343		<b>BuyerAgent Comm:</b>	3
	Madison WI 53708 8343			
<b>Sale Agent:</b>	Robyn Ogden	(608) 345-1805	<b>Variable Comm:</b>	Yes
<b>Sale Office:</b>	Wild Company REALTORS	(608) 764-8500	<b>Sub to Policy Ltr:</b>	No
<b>Sold Price:</b>	\$142,000	<b>PtsPd/SlrCr:</b>	<b>Named Exceptions:</b>	No
<b>PendingDate:</b>	6/1/2009	<b>Financing:</b> Cash	<b>Licensee Interest:</b>	No
<b>Closing Date:</b>	6/24/2009	<b>DaysOnMkt:</b> 30	<b>Exclusive Agency:</b>	Yes
		<b>Cumulative DaysOnMkt:</b> 30	<b>Multiple Rep:</b>	No

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