



MLS: 1500107 Sold **Condo** **LP: \$229,900**
104 LAURYN CT **# 104** **Village Mount Horeb** D33
County: Dane **Zip:** 53572-3333 **State:** WI
Condo Project Name: Meadow Ridge Condo

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1400
Full Baths: 1 **Est Fin Below Grd Exp SqFt:** 1100
3/4 Baths: 2 **Est. Finished Non-Exp SqFt:**
Half Baths: 0 **Est. Total Finished SqFt:** 2500
Condo Fee: \$ 100 **Estimated Age:** 5
Floor Number: 1
Open House:



Directions: W MAIN, SOUTH ON BLUE MOUNDS ST, EAST ON JUSTIN TO LAURYN COURT

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Baths</u>						
Living Rm:	M	14x14	Mstr BedRm:	M	14x13	Laundry:	M	9x6	FB	3/4	1/2	1/4	
Dining Rm:	M	12x11	2nd BedRm:	M	12x11	Bonus Rm	L	15x13	Upper:	0	0	0	0
Kitchen:	M	12x7	3rd BedRm:	L	14x10	Sun Room	M	12x11	Main:	1	1	0	0
Family/Rec:	L	29x15	4th BedRm:						Lower:	0	1	0	0

School District: Mount Horeb **Elementary:** Mount Horeb **Middle:** Mount Horeb **High:** Mount Horeb

Legal: MEADOW RIDGE CONDOMINIUM UNIT 104 **Land Assess:** \$ 40,000
Parcel #: 0606-141-1508-1 **Zoning:** Res. **Improvements:** \$ 169,600
Units in Bldg: 3 **Builder:** Larry Hefty **Total Assess:** \$ 209,600 / 2006
Units in Assoc: 17 **Proposed Units:** 20 **Owner:** Klaas **Net Taxes:** \$ 3330 / 2006

Style	Ranch	Fuel	Natural gas, Electric
Mstr Bedrm Bath	3/4	Heating/Cooling	Forced air, Central air
Dining	Living-dining combo	Water/Waste	Municipal water, Municipal sewer
Kitchen Features	Breakfast bar, Pantry, Disposal	Roof	Composition/Fiberglass
Fireplace	Gas burning, Living room, Family/Rec.room	Barrier-free	Open floor plan, First floor bedroom, First floor full bath, Stall shower, Level drive
Basement	Full, Exposed, Walkout to yard, Partially finished, Basement storage	Miles to Capitol	11-19 miles
Parking per Unit	2 car Garage, Attached, Opener inc, Other	Terms/Misc.	Cash, Large dogs OK, Other
Exterior	Vinyl, Brick/Stone	Occupancy	At closing, Owner occupied
Condo Mgmt	Unit Owners	Waterfront	N/A
Fee Includes	Management, Snow removal, Common area maintenance, Common area insurance, Reserve fund	Lake/River	

Interior Features Tile Floors, Wood trim, Walk-in closet(s), Cathedral/vaulted ceiling, Private Laundry, Washer, Dryer, Water softener included, Cable/Satellite Available, All window coverings
Exterior Features Private Entry, Deck/Balcony, Patio, Front porch
Common Amenities Common Green Space

Price Reduced! Upscale 3 bed, 2.5 bath, 2 car garage condo. Spacious 2500 SQ FT end unit. Cathedral ceilings, lots of windows, ceramic tile sunroom. Many Upgrades, tiled gas fireplace on each floor, main floor master suite w/walk-in closet, solid core oak doors. Kitchen features Merillat Oak cabinets, large pantry & large breakfast bar. Appliances negotiable. 1st floor laundry & lots of storage thru-out. Finished exposed LL w/bedroom & bath perfect for guests. No yard work or shoveling. Just Relax & Enjoy

Contact Seller, NOT Broker, Nick @ 608-778-1007 chelsieritchie@hotmail.com

List Agent: Bill Lorge	(608) 698-0300	List Date:	10/25/2007
Bill@BadgerMLS.com		Expiration Date:	10/25/2008
List Office: Badger MLS	(608) 698-0300	Subagent Comm:	3
PO Box 8343	Fax #	BuyerAget Comm:	3
Madison WI 53708 8343			
Sale Agent: Bob Bentley	(608) 848-9998	Sub to Policy Ltr:	
Sale Office: Bentley Realty Group, LLC	(608) 848-9998	Variable Comm:	Yes Limited Service: Yes
Sold Price: \$226,000	PtsPd/SlrCr:	Named Exceptions:	No Exclusive Agency: Yes
PendingDate: 2/23/2008	Closing Date: 5/29/2008	DaysOnMkt: 112	Licensee Interest: No Multiple Rep: No

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