



**MLS :1526688 Sold Single Family LP: \$219,900**  
**6602 Linden Cir Town Windsor D53**  
**County:** Dane **Zip:** 53598 **State:** WI  
**Subdivision:** Lake Windsor

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**Bedrooms:** 3 **Est. Fin Above Grade SqFt:** 1650  
**Full Baths:** 1 **Est. Fin Below Grd Exp SF:**  
**3/4 Baths:** 0 **Est. Fin Non-Exp SqFt:**  
**Half Baths:** 1 **Est. Total Finished SqFt:** 1650  
**1/4 Baths:** 0 **Estimated Age:** 42

**Open House:**



**Directions:** Hwy CV/Lake Rd to west on Cedar Lane to left on Linden Circle

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
<b>Living Rm:</b>	M 13x20	<b>Mstr BedRm:</b>	M 13x15	<b>Laundry:</b>	L	<b>Full</b>	<b>3/4</b>	<b>1/2</b>	<b>1/4</b>
<b>Dining Rm:</b>	M 13x13	<b>2nd BedRm:</b>	M 9x14			<b>Upper:</b>	0	0	0
<b>Kitchen:</b>	M 14x11	<b>3rd BedRm:</b>	M 11x12			<b>Main:</b>	1	0	1
<b>Family/Rec:</b>	M 11x14	<b>4th BedRm:</b>				<b>Lower:</b>	0	0	0
<b>School District:</b>	Deforest	<b>Elementary:</b>	Windsor	<b>Middle:</b>	Deforest	<b>High:</b>	Deforest		

<b>Legal:</b>	Lake Windsor Block 1 Lot 2	<b>Zoning:</b>	R-1	<b>Land Assess:</b>	\$ 64,900
<b>Parcel #:</b>	0910-311-6012-9	<b>Builder:</b>		<b>Improvements:</b>	\$ 112,400
<b>Est. Lot Size:</b>	.76 acres	<b>Owner:</b>	Yesbeck	<b>Total Assess:</b>	\$ 177,300 / 2008
<b>Est Lot SqFt:</b>				<b>Net Taxes:</b>	\$ 3246 / 2007

<b>Type</b>	1 story	<b>Fuel</b>	Natural gas
<b>Style</b>	Ranch	<b>Heating/Cooling</b>	Forced air, Central air
<b>Master Bedrm Bath</b>	None	<b>Water/Waste</b>	Municipal sewer, Joint well
<b>Dining</b>	Formal, Living-dining combo, Eat-in kitchen	<b>Roof</b>	Compstn/Fiberglass
<b>Kitchen Features</b>	Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	<b>Barrier-free</b>	Open floor plan, First floor bedroom, First floor full bath
<b>Fireplace</b>	Gas burning, Family/Rec	<b>Miles to Capitol</b>	11-19 miles
<b>Basement</b>	Full, Sump pump	<b>Terms/Misc.</b>	Cash, Restrictions/Covenants
<b>Garage</b>	2 car, Attached	<b>Occupancy</b>	At closing, Owner occupied
<b>Driveway</b>	Concrete	<b>Waterfront</b>	N/A
<b>Exterior</b>	Wood, Brick/Stone	<b>Lake/River</b>	N/A
<b>Lot Size</b>	1/2 to 1 acre	<b>Environmentally Friendly</b>	N/A
<b>Lot Description</b>	Wooded	<b>Farm Features</b>	N/A

**Interior Features** Wood or sim. wood floor, Tile Floors, Wood trim, Washer, Dryer, Water softener inc, Cable available, All window coverings, High Speed Internet

**Exterior Features** Deck, Front porch, Fenced Yard, Storage building

Wonderful & spacious ranch w/open concept floor plan situated on 3/4 acre lot! Easy access to Madison, interstate system, airport & Lake Windsor Country Club! Bright & open kitchen w/oak cabinetry, formal living & dining rooms, 3 generous bedrooms, hardwood & ceramic tile floors. 1st floor family room w/brick fireplace, spacious wood deck, partially fenced backyard plus storage shed!

Showings call 443-2300. Co-list: Nancy Tidwell-Rasmussen 608-846-9438/608-219-8910.

<b>List Agent:</b>	Bob Tidwell (608) 846-2244	<b>List Date:</b>	6/18/2008
	tidwellb@firstweber.com	<b>Expiration Date:</b>	12/18/2008
<b>List Office:</b>	FIRST WEBER GROUP INC (608) 241-1567	<b>Subagent Comm:</b>	3
	4274 E TOWNE BLVD FAX (608) 241-7063	<b>BuyerAgent Comm:</b>	3
	MADISON WI 53704 3741		
<b>Sale Agent:</b>	Liz Lauer (608) 444-5725	<b>Sub to Policy Ltr:</b>	Yes
<b>Sale Office:</b>	Bunbury & Associates REALTORS (608) 310-5777	<b>Variable Comm:</b>	Yes
<b>Sold Price:</b>	\$200,000	<b>Limited Service:</b>	No
<b>PtsPd/SrCr:</b>	0	<b>Named Exceptions:</b>	No
<b>Financing:</b>	Conventional	<b>Exclusive Agency:</b>	No
<b>PendingDate:</b>	8/3/2008	<b>Licensee Interest:</b>	No
<b>Closing Date:</b>	8/22/2008	<b>Multiple Rep:</b>	DA
<b>DaysOnMkt:</b>	46		

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

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