



**MLS :1498395 Sold Single Family LP: \$155,500**  
**531 N MAIN ST City Lake Mills K13**  
**County:** Jefferson **Zip:** 53551-1112 **State:** WI  
**Subdivision:** Main Street

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**Bedrooms:** 3 **Est. Fin Above Grade SqFt:** 1386  
**Full Baths:** 1 **Est. Fin Below Grd Exp SF:**  
**3/4 Baths:** 0 **Est. Fin Non-Exp SqFt:**  
**Half Baths:** 0 **Est. Total Finished SqFt:** 1386  
**1/4 Baths:** 1 **Estimated Age:** 999

**Open House:**



**Directions:** Go South on Hwy 89 from I94, 5 blocks in on the right. Corner of Grant and Main.

| Lvl Dim                 |            | Lvl Dim            |                      | Lvl Dim        |            | Baths        |            |     |     |
|-------------------------|------------|--------------------|----------------------|----------------|------------|--------------|------------|-----|-----|
| Living Rm:              | M 17x12    | Mstr BedRm:        | U 29x13              | Laundry:       | L 12x8     | Full         | 3/4        | 1/2 | 1/4 |
| Dining Rm:              | N          | 2nd BedRm:         | M 12x11              | Breezway       | M 16x12    | Upper:       | 0          | 0   | 0   |
| Kitchen:                | M 16x11    | 3rd BedRm:         | M 12x9               | Work Rm.       | L 29x12    | Main:        | 1          | 0   | 0   |
| Family/Rec:             | N          | 4th BedRm:         |                      |                |            | Lower:       | 0          | 0   | 0   |
| <b>School District:</b> | Lake Mills | <b>Elementary:</b> | Call School District | <b>Middle:</b> | Lake Mills | <b>High:</b> | Lake Mills |     |     |

|                       |                              |                      |                   |
|-----------------------|------------------------------|----------------------|-------------------|
| <b>Legal:</b>         | BEG NE/C OF OL 14, N6FT, W90 | <b>Land Assess:</b>  | \$ 32,500         |
| <b>Parcel #:</b>      | 246-0713-1232-024            | <b>Improvements:</b> | \$ 89,900         |
| <b>Est. Lot Size:</b> | .201 acres                   | <b>Zoning:</b>       | Res.              |
| <b>Est Lot SqFt:</b>  |                              | <b>Builder:</b>      |                   |
|                       |                              | <b>Owner:</b>        | Janny             |
|                       |                              | <b>Total Assess:</b> | \$ 122,400 / 2006 |
|                       |                              | <b>Net Taxes:</b>    | \$ 2335 / 2006    |

|                          |                                 |                         |  |
|--------------------------|---------------------------------|-------------------------|--|
| <b>Type</b>              | 1 1/2 story                     | <b>Fuel</b>             | Oil, Wood  |
| <b>Style</b>             | Cape Cod                        | <b>Heating/Cooling</b>  | Forced air, Wd burn furnace, Central air                             |
| <b>Master Bedrm Bath</b> | None                            | <b>Water/Waste</b>      | Municipal water, Municipal sewer                                     |
| <b>Dining</b>            | Dinette, Eat-in kitchen         | <b>Roof</b>             | Compstn/Fiberglass, Flat, Other                                      |
| <b>Kitchen Features</b>  | Range/Oven, Refrigerator        | <b>Barrier-free</b>     | First floor bedroom, First floor full bath, Low pile or no carpeting |
| <b>Fireplace</b>         | Free standing STOVE, Other room | <b>Miles to Capitol</b> | 20-30 miles  |
| <b>Basement</b>          | Full                            | <b>Terms/Misc.</b>      | Cash   |
| <b>Garage</b>            | 2 car, Attached                 | <b>Occupancy</b>        | At closing   |
| <b>Driveway</b>          | Concrete                        | <b>Waterfront</b>       | N/A  |
| <b>Exterior</b>          | Steel                           | <b>Lake/River</b>       |  |
| <b>Lot Size</b>          | Under 1/2 acre                  |                         |  |
| <b>Lot Description</b>   | Corner                          |                         |  |

**Interior Features** Tile Floors, Skylight(s), Washer, Dryer, Cable available, All window coverings, High Speed Internet  
**Exterior Features** Front porch

This 3 bedroom home is clean, solid, and well cared for. The master bedroom is on the upper level and features two skylights. New pellet stove in the family kitchen. Within walking distance to downtown and Rock lake. Great area for commuting to Madison or Milwaukee. Newer roof and carpet. Includes all appliances and has central air. Full bath on main floor. Toilet, shower sink, large work area and laundry room in basement. Nice back yard. Home theater. Home Warranty Included.

Contact Seller, NOT Broker, 920-253-9946, kylejanny@gmail.com

|                      |                                      |                           |           |
|----------------------|--------------------------------------|---------------------------|-----------|
| <b>List Agent:</b>   | Bill Lorge (608) 698-0300            | <b>List Date:</b>         | 10/8/2007 |
|                      | Bill@BadgerMLS.com                   | <b>Expiration Date:</b>   | 1/8/2008  |
| <b>List Office:</b>  | Badger MLS (608) 698-0300            | <b>Subagent Comm:</b>     | 3         |
|                      | PO Box 8343 Fax #                    | <b>BuyerAgent Comm:</b>   | 3         |
|                      | Madison WI 53708 8343                |                           |           |
| <b>Sale Agent:</b>   | Wendy Grunewald (608) 223-2705       | <b>Sub to Policy Ltr:</b> | No        |
| <b>Sale Office:</b>  | Century 21 Affiliated (608) 221-2121 | <b>Variable Comm:</b>     | Yes       |
| <b>Sold Price:</b>   | \$145,000                            | <b>Limited Service:</b>   | Yes       |
| <b>PtsPd/SrCr:</b>   |                                      | <b>Named Exceptions:</b>  | No        |
| <b>Financing:</b>    | Conventional                         | <b>Exclusive Agency:</b>  | Yes       |
| <b>PendingDate:</b>  | 10/12/2007                           | <b>Licensee Interest:</b> | No        |
| <b>Closing Date:</b> | 11/30/2007                           | <b>Multiple Rep:</b>      | No        |
| <b>DaysOnMkt:</b>    | 4                                    |                           |           |

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

531 N MAIN ST

\$155,500

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