



MLS: 1473482 Sold **Condo** **LP: \$104,000**
33 SHERMAN TERR **# 4** **City Madison** **E05**
County: Dane **Zip:** 53704-4415 **State:** WI
Condo Project Name: Sherman Terrace

Bedrooms: 2 **Est. Fin Above Grade SqFt:** 851
Full Baths: 1 **Est Fin Below Grd Exp SqFt:**
3/4 Baths: 0 **Est. Finished Non-Exp SqFt:**
Half Baths: 0 **Est. Total Finished SqFt:** 851
Condo Fee: \$ 100 **Estimated Age:** 59
Floor Number: 2
Open House:



Directions: SHERMAN AVE-SHERMANTERRACE.1ST R INTO PARKING FOR BLDGS THAT INCL. 33

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>				
Living Rm:	M	16X12	Mstr BedRm:	M	13X10	Laundry:	M	4x3		FB	3/4	1/2	1/4
Dining Rm:	M	10X10	2nd BedRm:	M	12X9	Storage	L	5x4	Upper:	0	0	0	0
Kitchen:	M	10X10	3rd BedRm:						Main:	1	0	0	0
Family/Rec:	N		4th BedRm:						Lower:	0	0	0	0

School District: Madison **Elementary:** Emerson **Middle:** Sherman **High:** East

Legal: SHERMAN TERRACE CONDOMINIUM HOMES, UNIT **Land Assess:** \$ 8200
Parcel #: 0709-124-4504-0 **Zoning:** R5 **Improvements:** \$ 73,600
Units in Bldg: 6 **Builder:** **Total Assess:** \$ 81,800 / 2006
Units in Assoc: 216 **Proposed Units:** 216 **Owner:** KLAHN **Net Taxes:** \$ 1611 / 2006

Style	Garden	Fuel	Natural gas
Mstr Bedrm Bath	None	Heating/Cooling	Forced air, Central air
Dining	Formal	Water/Waste	Municipal water, Municipal sewer
Kitchen Features	Pantry, Range/Oven, Refrigerator, Dishwasher, Microwave, Freezer, Disposal	Roof	Rubber/Membrane
Fireplace	None	Miles to Capitol	0-10 miles
Basement	None	Terms/Misc.	Cash, Small pets only
Parking per Unit	2 spaces	Occupancy	At closing
Exterior	Brick/Stone	Waterfront	Waterview-No frontage
Condo Mgmt	Professional onsite	Lake/River	Mendota
Fee Includes	Parking, Water/Sewer, Trash removal, Snow removal, Common area maintenance, Common area insurance		

Interior Features Private Laundry, Washer, Dryer, Storage Locker Inc
Common Amenities Common Green Space, Laundry facilities, Security system

Quality upgrades and location make this unit 'one of the best', according to long-time Sherman Terrace Condominium Home residents and re-modelers. The sellers will miss the short walk across Sherman Ave. to see the Lake Mendota sunsets from the Tenney Park lakefront. Sherman Ave is the bike and bus (15 min to UW) routes. The Yahara River path and Maple Bluff are nearby. Kitchen remodel was a "Terrace Tour" favorite. The friendly neighbors include professional students, grandparents, and business owners.

Contact Seller, NOT Broker for showings 608 347-4393 33-4@klahnpages.net

List Agent: Bill Lorge	(608) 698-0300	List Date:	3/27/2007
Bill@BadgerMLS.com		Expiration Date:	3/27/2008
List Office: Badger MLS	(608) 698-0300	Subagent Comm:	3
PO Box 8343	Fax #	BuyerAget Comm:	3
Madison WI 53708 8343			
Sale Agent: . Non Member		Sub to Policy Ltr:	No
Sale Office: Non-Member		Variable Comm:	No
Sold Price: \$100,000	PtsPd/SlrCr:	Named Exceptions:	No
PendingDate: 5/1/2007	Closing Date: 5/21/2007	Exclusive Agency:	Yes
	Financing: Conventional	Licensee Interest:	No
	DaysOnMkt: 35	Multiple Rep:	No

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

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