



MLS :1462329 Sold Single Family LP: \$144,500
1411 SPRUCE DR City Baraboo Q01
County: Sauk Zip: 53913 State: WI
Subdivision: Spruce Haven

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1100
Full Baths: 2 **Est. Fin Below Grd Exp SF:**
3/4 Baths: 0 **Est. Fin Non-Exp SqFt:** 900
Half Baths: 0 **Est. Total Finished SqFt:** 2000
1/4 Baths: 0 **Estimated Age:** 6

Open House:



Directions: Hwy. 123 to Mine Rd. to Spruce Drive

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
Living Rm:	M 19x16	Mstr BedRm:	M 14x13	Laundry:	M 8x5	Full	3/4	1/2	1/4
Dining Rm:	M 13x8	2nd BedRm:	M 11x10	Game Room	L 21x12	Upper:	0	0	0
Kitchen:	M 9x8	3rd BedRm:	M 13x10	Trophy Roo	L 13x9	Main:	2	0	0
Family/Rec:	L 37x12	4th BedRm:				Lower:	0	0	0
School District:	Baraboo	Elementary:	Call School District	Middle:	Call School District	High:	Baraboo		

Legal:	CITY OF BARABOO SPRUCE HAVEN LOT 19	Land Assess:	\$ 26,100
Parcel #:	206-3117-19000	Zoning:	Res.
Est. Lot Size:	.21	Builder:	Hammel
Est Lot SqFt:		Owner:	Hammel
		Improvements:	\$ 102,000
		Total Assess:	\$ 128,100 / 2005
		Net Taxes:	\$ 2853 / 2005

Type	1 story	Fuel	Natural gas
Style	Ranch	Heating/Cooling	Forced air, Central air
Master Bedrm Bath	Full	Water/Waste	Municipal water, Municipal sewer
Dining	Dinette	Roof	Compstn/Fiberglass
Kitchen Features	Breakfast bar, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	Miles to Capitol	Over 50 miles
Fireplace	None	Terms/Misc.	Cash
Basement	Full, Total finished, Partially finished, Sump pump	Occupancy	At closing
Garage	2 car, Detached	Waterfront	N/A
Driveway	Concrete	Lake/River	
Exterior	Vinyl		
Lot Size	Under 1/2 acre		
Lot Description	Standard		

Interior Features Tile Floors, Walk-in closet(s)
Exterior Features Deck

This 6 year old ranch home has been freshly updated with new paint, carpet and appliances. The main level hs 3 bedrooms, 2 full baths and a large laundry/mudroom area. The LL is finished with carpet and vinyl. New stove/refrigerator/washer and dryer are ready to go. This home is in a great neighborhood with views of the Baraboo Bluffs. Close to everything and in the Baraboo school district. This home is priced under market and set to move quickly.

Contact Seller, NOT Broker, for all showings & lock box combo: 608-963-8507 ghjagman@yahoo.com

List Agent:	Bill Lorge (608) 698-0300	List Date:	12/19/2006
	Bill@BadgerMLS.com	Expiration Date:	12/19/2007
List Office:	Badger MLS (608) 698-0300	Subagent Comm:	3
	PO Box 8343 Fax #	BuyerAgent Comm:	3
	Madison WI 53708 8343		
Sale Agent:	Cindy Shumway (608) 254-3133	Sub to Policy Ltr:	No
Sale Office:	First Weber Group Inc (608) 253-5871	Variable Comm:	No
Sold Price:	\$140,000	Named Exceptions:	No
PendingDate:	8/1/2007	Exclusive Agency:	Yes
Closing Date:	8/10/2007	Licensee Interest:	No
DaysOnMkt:	225	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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