



MLS :1470115 Sold Single Family LP: \$189,900
604 WESTWYND CT Village Mazomanie D28
County: Dane **Zip:** 53560-9352 **State:** WI
Subdivision: Westwynd Court

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1740
Full Baths: 2 **Est. Fin Below Grd Exp SF:**
3/4 Baths: 0 **Est. Fin Non-Exp SqFt:**
Half Baths: 0 **Est. Total Finished SqFt:** 1740
1/4 Baths: 0 **Estimated Age:** 9

Open House:



Directions: Hwy 14 West to Mazomanie, Rt on Walter Rd, Rt on Westwynd Ct.

Lvl Dim		Lvl Dim		Lvl Dim		Baths				
Living Rm:	M 22x14	Mstr BedRm:	M 16x13	Laundry:	M 6x6	Full	3/4	1/2	1/4	
Dining Rm:	M 19x10	2nd BedRm:	M 13x10	Unf. 4 bed	L 25x14	Upper:	0	0	0	
Kitchen:	M 22x10	3rd BedRm:	M 13x10	storage	L 25x14	Main:	2	0	0	
Family/Rec:	N	4th BedRm:				Lower:	0	0	0	
School District:	Wisconsin Heights		Elementary:	Mazomanie		Middle:	Wisconsin Heights		High:	Wisconsin Heights

Legal:	WESTWYND COURT SUBDIVISION LOT 14		Land Assess:	\$ 38,300	
Parcel #:	0806-171-0744-7	Zoning:	Res	Improvements:	\$ 135,100
Est. Lot Size:	.9 acres	Builder:		Total Assess:	\$ 173,400 / 2006
Est Lot SqFt:		Owner:	Seller	Net Taxes:	\$ 3309 / 2006

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	Eat-in kitchen	Roof	Compstn/Fiberglass
Kitchen Features	Breakfast bar, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	Barrier-free	N/A
Fireplace	None	Miles to Capitol	20-30 miles
Basement	Other	Terms/Misc.	Cash
Garage	2 car, Attached, Opener	Occupancy	At closing
Driveway	Concrete	Waterfront	N/A
Exterior	Vinyl	Lake/River	
Lot Size	1/2 to 1 acre		
Lot Description	Cul-de-sac		

Interior Features Walk-in closet(s), Cathedral/vaulted ceiling, Washer, Dryer, Water softener inc, All window coverings
Exterior Features Deck, Storage building

Spacious ranch w/open floor plan located on quiet cul-de-sac. Large eat-in kitchen opens to enormous 2-tier deck extensive landscaping and large backyard. Great room w/vaulted ceilings & ceiling fan. Master BR has ceiling fan, full bath walk-in closet. Partially exposed lower level has 1/2 bath rough-in and plenty of extra SF to finish to your taste as 4th bedroom/family room. 1st floor laundry, storage shed, all appliances included. Priced below FMV.

Contact Seller for showing 608/279-9159, 608/225-3083, jenniwi@zinggdesign.com AO by 6/1= 4%

List Agent:	Bill Lorge Bill@BadgerMLS.com	(608) 698-0300	List Date:	3/1/2007	
List Office:	Badger MLS PO Box 8343 Madison WI 53708 8343	(608) 698-0300 Fax #	Expiration Date:	3/1/2008	
Sale Agent:	. Non Member		Subagent Comm:	4%	
Sale Office:	Non-Member		BuyerAgent Comm:	4%	
Sold Price:	\$183,000	PtsPd/SrCr:		Sub to Policy Ltr:	
PendingDate:	3/18/2007	Closing Date:	7/16/2007	Variable Comm:	No
		Financing:	Conventional	Limited Service:	Yes
		DaysOnMkt:	17	Named Exceptions:	No
				Exclusive Agency:	Yes
				Licensee Interest:	No
				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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