



MLS :1440964 Sold **Single Family LP: \$324,900**
6508 WHITTLESEY RD **City Middleton** W04
County: Dane **Zip:** 53562-1171 **State:** WI
Subdivision: Pheasant Branch Ridge

Bedrooms: 4 **Est. Fin Above Grade SqFt:** 999
Full Baths: 2 **Est. Fin Below Grd Exp SF:**
3/4 Baths: 1 **Est. Fin Non-Exp SqFt:**
Half Baths: 1 **Est. Total Finished SqFt:** 999
1/4 Baths: 0 **Estimated Age:** 7

Open House:



Directions: County M in Middleton, go North on Pheasant Branch Rd., left (West) on Whittlesey Road to listing.

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
Living Rm:	M 16x16	Mstr BedRm:	U 15x15	Laundry:	M 8x7	Full	3/4	1/2	1/4
Dining Rm:	M 12x12	2nd BedRm:	U 13x9	Office	M 13x13	Upper:	2	0	0
Kitchen:	M 9x12	3rd BedRm:	U 11x9	Wood shop	L 10x13	Main:	0	0	1
Family/Rec:	N	4th BedRm:	L 19x11			Lower:	0	1	0

School District: Middleton-Cross Plains **Elementary:** Call School District **Middle:** Kromrey **High:** Middleton

Legal:	PHEASANT BRANCH RIDGE LOT 18	Zoning:	R	Land Assess:	\$ 53,700
Parcel #:	0708-012-0748-3	Builder:	Elliot Constr.	Improvements:	\$ 207,600
Est. Lot Size:	.2 acres	Owner:	JOHNSON DARREN	Total Assess:	\$ 261,300 / 2006
Est Lot SqFt:				Net Taxes:	\$ 4917 / 2005

Type	2 story	Fuel	Natural gas, Wood
Style	Contemporary	Heating/Cooling	Forced air
Master Bedrm Bath	Full	Water/Waste	Municipal water, Municipal sewer
Dining	Living-dining combo	Roof	Compstn/Fiberglass
Kitchen Features	Range/Oven, Refrigerator, Dishwasher, Microwave	Barrier-free	Open floor plan, Width of hallways 36"+, Width of hallways 42"+, Door openings 36+
Fireplace	Wood burning	Miles to Capitol	0-10 miles
Basement	Full, Partially finished	Terms/Misc.	Cash
Garage	2 car, Attached, Extra Storage Area, Opener	Occupancy	At closing
Driveway	Concrete	Waterfront	Waterview-No frontage
Exterior	Vinyl, Brick/Stone	Lake/River	Pheas. Br. Creek
Lot Size	Under 1/2 acre		
Lot Description	Standard		

Interior Features Wood or sim. wood floor, Tile Floors, Wood trim, Painted wood trim, Walk-in closet(s), Cathedral/vaulted ceiling, Washer, Dryer, Humidifier, Water softener inc, Cable available, All window coverings

Exterior Features Deck

Seven year old custom two story, built by one of Middleton's premier parade builders awaits you. Fantastic location, with Pheasant Branch Conservancy as the backyard. Great views via Pozzi wood windows. Vaulted ceilings in Mstr bd, walk in his/her closets. Mstr bath with his/her sinks and whirlpool tub. Open floor plan, wood in kitchen & dining area. Vermont Castings fireplace. Fully exposed basement with wood shop, bath, and fourth bdr. currently being used as theater. Purchase includes 57" HDTV

Call Seller, NOT Broker, 608-228-1165 for showings. comfortbuilders@charter.net

List Agent:	Bill Lorge (608) 698-0300	List Date:	6/7/2006
	Bill@BadgerMLS.com	Expiration Date:	6/7/2007
List Office:	Badger MLS (608) 698-0300	Subagent Comm:	3
	PO Box 8343 Fax #	BuyerAgent Comm:	3
	Madison WI 53708 8343		
Sale Agent:	Barbara Dawson (608) 661-5463	Sub to Policy Ltr:	No
Sale Office:	First Weber Group Inc (608) 274-7500	Variable Comm:	No
Sold Price:	\$325,000	Named Exceptions:	No
PtsPd/SlrCr:		Exclusive Agency:	Yes
Financing:	Conventional	Licensee Interest:	No
PendingDate:	6/14/2006	Multiple Rep:	No
Closing Date:	8/11/2006		
DaysOnMkt:	7		

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

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