



**MLS #:** 1581778    **Active Condo**    **LP:** \$197,500  
**311 Forest St**    **#**    **City** **Madison**    W14  
**County:** Dane    **Zip:** 53726    **State:** WI  
**Condo Project Name:** University Heights

**Bedrooms:** 2    **Est. Fin Above Grade SqFt:** 948  
**Full Baths:** 2    **Est Fin Below Grd Exp SqFt:**  
**Half Baths:** 0    **Est. Finished Non-Exp SqFt:**  
**Est. Total Finished SqFt:** 948  
**Condo Fee:** \$ 195    **Estimated Age:** 30  
**Floor Number:** 2    **Units in Building:** 10

**Directions:** Old University Avenue to Forest Street

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Baths</u>				
<b>Living Rm:</b>	M	14x17	<b>Mstr BedRm:</b>	U	13x11	<b>Laundry:</b>	U		<b>Full</b>	<b>Half</b>	<b>1/4</b>
<b>Dining Rm:</b>	M	9x10	<b>2nd BedRm:</b>	M	10x11			<b>Upper:</b>	1	0	0
<b>Kitchen:</b>	M	9x9	<b>3rd BedRm:</b>					<b>Main:</b>	1	0	0
<b>Family/Rec:</b>	N		<b>4th BedRm:</b>					<b>Lower:</b>	0	0	0
<b>School District:</b>	Madison		<b>Elementary:</b>	Franklin/Randall		<b>Middle:</b>	Hamilton		<b>High:</b> West		

**Legal:** Univeristy Heights Condominium #2A    **Land Assess:** \$ 23,000  
**Parcel #:** 0709-222-3805-5    **Improvements:** \$ 138,000  
**Units in Assoc:** 10    **Builder:**    **Total Assess:** \$ 161,800 / 2009  
**Proposed Units:** 10    **Zoning:** HISUH R5    **Net Taxes:** \$ 3256 / 2009

<b>Style</b>	Townhouse, Garden	<b>Fuel</b>	Electric
<b>Mstr Bedrm Bath</b>	Full	<b>Heating/Cooling</b>	Radiant electric, Window/ wall AC
<b>Dining</b>	Living-dining combo	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Kitchen Features</b>	Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	<b>Roof</b>	Composition/Fiberglass
<b>Fireplace</b>	Wood burning, Living room	<b>Barrier-free</b>	N/A
<b>Basement</b>	None	<b>Miles to Capitol</b>	0-10 miles
<b>Parking per Unit</b>	Underground, 1 space, Opener inc	<b>Terms/Misc.</b>	Cash, Small pets only, Rental Allowed
<b>Exterior</b>	Wood, Brick/Stone, Stucco	<b>Waterfront</b>	N/A
<b>Condo Mgmt</b>	Professional offsite, Unit Owners	<b>Lake/River</b>	
<b>Fee Includes</b>	Parking, Management, Trash removal, Snow removal, Common area maintenance, Common area insurance, Reserve fund	<b>Energy Efficient/Green</b>	Energy Star Appliance(s)
<b>Interior Features</b>	Wood or sim. wood floors, Tile Floors, Wood trim, Painted wood trim, Walk-in closet(s), Great room, Cathedral/vaulted ceiling, Skylight(s), Private Laundry, Washer, Dryer, Cable/Satellite Available, All window coverings, High Speed Internet, Loft, 9ft + Ceiling, At Least 1 tub		
<b>Exterior Features</b>	N/A		

Enjoy this sunny and bright condo with great features like vaulted ceilings, skylight, hardwood floors, and even a fireplace. Master bedroom is an open loft with attached full bath and walk in closet. Second bedroom also has a private bath and large closet. Updates include new hardwood floors, range, microwave, dishwasher and stackable high efficiency washer and dryer. With onsite underground parking, a bus stop outside the building and convenient campus location you can't really ask for more.

**Sold Price:**                      **PtsPd/SrCr:**                      **Closing Date:**

*This information provided courtesy of: The Kruse Company REALTORS*





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