



MLS #: 1583199 Active Condo LP: \$162,900
 2103 Nighthawk Ln # Village Sauk City Q28
 County: Sauk Zip: 53583 State: WI
 Condo Project Name: Sand Pine Condominiu

Bedrooms: 3 Est. Fin Above Grade SqFt: 900
 Full Baths: 2 Est. Fin Below Grd Exp SqFt: 750
 Half Baths: 0 Est. Finished Non-Exp SqFt:
 Est. Total Finished SqFt: 1650
 Condo Fee: \$ 40 Estimated Age: 3
 Floor Number: Townhouse Units in Building: 2

Directions: Hwy 12 to Lueders Road, Left on Sauk Prairie, left on Cardinal, right on Nighthawk

	Lvl	Dim		Lvl	Dim		Lvl	Dim	Baths			
Living Rm:	M	14x16	Mstr BedRm:	M	15x14	Laundry:	L		Full	Half	1/4	
Dining Rm:	N		2nd BedRm:	L	15x13				Upper:	0	0	0
Kitchen:	M	10x10	3rd BedRm:	L	15x13				Main:	1	0	0
Family/Rec:	L	15x13	4th BedRm:						Lower:	1	0	0
School District:	Sauk Prairie		Elementary:	Call School District		Middle:	Sauk Prairie		High:	Sauk Prairie		

Legal: Lot 30 Cardinal Estates, partial Land Assess: \$ 40,000
 Parcel #: 181-1261-10000 Improvements: \$ 119,400
 Units in Assoc: 2 Builder: Total Assess: \$ 159,400 / 2009
 Proposed Units: 2 Zoning: R2 Net Taxes: \$ 3029 / 2009

Style	Townhouse, Shared Wall/Half duplex, End Unit	Fuel	Natural gas
Mstr Bedrm Bath	None	Heating/Cooling	Forced air, Central air
Dining	Living-dining combo	Water/Waste	Municipal water, Municipal sewer
Kitchen Features	Pantry, Solid surface countertops, Range/Oven, Refrigerator, Dishwasher	Roof	Composition/Fiberglass
Fireplace	None	Barrier-free	N/A
Basement	Full, Exposed, Finished, Basement storage	Miles to Capitol	31-50 miles
Parking per Unit	2 car Garage, Attached, Extra Storage, Opener inc	Terms/Misc.	Cash
Exterior	Vinyl, Brick/Stone	Waterfront	N/A
Condo Mgmt	Unit Owners	Lake/River	
Fee Includes	Common area insurance	Energy Efficient/Green	Energy Star Appliance(s)
Interior Features	Tile Floors, Wood trim, Walk-in closet(s), Great room, Cathedral/vaulted ceiling, Private Laundry, Washer, Dryer, Cable /Satellite Available, All window coverings, High Speed Internet, At Least 1 tub		
Exterior Features	Private Entry, Deck/Balcony		
Common Amenities	N/A		

A great home, \$1500 credit towards Buyer's closing costs & the \$8000 federal tax credit expires April 30. What more incentive do you need to act NOW? Well maintained home has plenty of space inside and out. Cathedral ceilings provide a grand effect in the living room/great room space, master BR has a generous walk in closet. There are also ceramic tile floors, solid surface countertops, deck off the dining room, kitchen and laundry appliances included, even an oversized 2 car garage to top it off.

Sold Price: PtsPd/SlrCr: Closing Date:

This information provided courtesy of: The Kruse Company REALTORS

