



**MLS #:** 1615067   **Active Condo**   **LP:** \$224,500  
**808 WILLIAMSON ST # 406**   **City** **Madison**   E01  
**County:** Dane   **Zip:** 53703   **State:** WI  
**Condo Project Name:** The Livingston

---

**Bedrooms:** 2   **Est. Fin Above Grade SqFt:** 991  
**Full Baths:** 1   **Est Fin Below Grd Exp SqFt:**  
**Half Baths:** 0   **Est. Finished Non-Exp SqFt:**  
**Condo Fee:** \$ 196   **Est. Total Finished SqFt:** 991  
**Floor Number:** 4-10   **Estimated Age:** 4  
**Units in Building:** 38  
**Open House:**

**Directions:** John Nolen Drive or Atwood Avenue to Williamson Street

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Baths</u>			
<b>Living Rm:</b>	M	20x16	<b>Mstr BedRm:</b>	M	12x12	<b>Laundry:</b>	M			<b>Full</b>	<b>Half</b>	<b>1/4</b>	
<b>Dining Rm:</b>	M	8x8	<b>2nd BedRm:</b>	M	10x9	<b>Balcony</b>	M	10x4		<b>Upper:</b>	0	0	0
<b>Kitchen:</b>	M	13x8	<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> Lapham/Marquette			<b>Middle:</b> OKeefe			<b>High:</b> East				

**Legal:** LIVINGSTON CONDOMINIUMS, UNIT 808-406 &  
**Parcel #:** 0709-134-3336-7  
**Zoning:** HIS-TL  
**Builder:**

**Units in Assoc:** 36  
**Proposed Units:** 36  
**Net Taxes:** \$ 4509 / 2010

<b>Style</b>	Garden	<b>Fuel</b>	Natural gas, Electric
<b>Mstr Bedrm</b>	None	<b>Heating/Cooling</b>	Forced air, Central air
<b>Bath</b>		<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Dining</b>	Living-dining combo, Dinette	<b>Roof</b>	Rubber/Membrane, Flat
<b>Kitchen</b>	Breakfast bar, Solid surface countertops, Range/Oven,	<b>Barrier-free</b>	Open floor plan, Ramped or level entrance, Ramped or lvl from garage, First floor bedroom, First floor full bath, Stall shower, Width of hallways 36in+, Door openings 29in+, Low pile or no carpeting
<b>Features</b>	Refrigerator, Dishwasher, Microwave	<b>Miles to Capitol</b>	0-10 miles
<b>Fireplace</b>	Gas burning, Living room	<b>Terms/Misc.</b>	Cash, Large dogs OK
<b>Basement</b>	Basement storage	<b>Waterfront</b>	N/A
<b>Parking per Unit</b>	Underground, Heated, 1 space, 2 spaces, Opener inc	<b>Lake/River</b>	
<b>Exterior</b>	Brick/Stone	<b>Energy Efficient /Green</b>	Energy Star Appliance(s)
<b>Condo Mgmt</b>	Professional offsite		
<b>Fee Includes</b>	Parking, Hot Water, Water/Sewer, Cable/Satellite,		
<b>Interior Features</b>	Wood or sim. wood floors, Tile Floors, Private Laundry, Washer, Dryer, Water softener included, Cable/Satellite Available, All window coverings, Hi-Speed Internet Avail, Storage Locker Inc, 9ft + Ceiling		
<b>Exterior Features</b>	Deck/Balcony		
<b>Common Amenities</b>	Common Green Space, Security system, Close to busline, Elevator		

All the conveniences of living downtown & still able to sit outside on a quiet balcony with a view of the Capitol. This unit has an ideal location on the top floor & sits away from the street noise at the back of the building. Interior features inc. granite countertops, stainless steel appliances, hardwood floors, ceramic tile & in-unit stackable washer/dryer. First BR overlooks the bike path while the second BR is a private interior den. 1 parking space inc. 2nd available for additional \$5000.

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

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





Kelly Maly  
The Kruse Company REALTORS  
(608) 243-8234  
kelly@kellymaly.com

