



MLS #: 1584628 **Active Condo** **LP:** \$255,000
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: \$ 185 **Est. Total Finished SqFt:** 991
Floor Number: 4-10 **Estimated Age:** 4
Units in Building: 38

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>		
Living Rm:	M 20x16	Mstr BedRm:	M 12x12	Laundry:	M	Full	Half	1/4
Dining Rm:	M 8x8	2nd BedRm:	M 10x9	Balcony	M 10x4	Upper:	0	0
Kitchen:	M 13x8	3rd BedRm:				Main:	1	0
Family/Rec:	N	4th BedRm:				Lower:	0	0
School District: Madison		Elementary: Lapham		Middle: OKeeffe		High: East		

Legal: LIVINGSTON CONDOMINIUMS, UNIT 808-406 &
Parcel #: 0709-134-3336-7 **Land Assess:** \$ 9900
Units in Assoc: 36 **Builder:** **Improvements:** \$ 211,600
Proposed Units: 36 **Zoning:** HIS-TL **Total Assess:** \$ 221,500 / 2009
Net Taxes: \$ 4402 / 2009

Style	Garden	Fuel	Natural gas, Electric
Mstr Bedrm	None	Heating/Cooling	Forced air, Central air
Bath		Water/Waste	Municipal water, Municipal sewer
Dining	Living-dining combo, Dinette	Roof	Rubber/Membrane, Flat
Kitchen	Breakfast bar, Solid surface countertops, Range/Oven,	Barrier-free	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
Features	Refrigerator, Dishwasher, Microwave	Miles to Capitol	0-10 miles
Fireplace	Gas burning, Living room	Terms/Misc.	Cash, Large dogs OK
Basement	Basement storage	Waterfront	N/A
Parking per Unit	Underground, Heated, 2 spaces, Opener inc	Lake/River	
Exterior	Brick/Stone	Energy Efficient /Green	Energy Star Appliance(s)
Condo Mgmt	Professional offsite		
Fee Includes	Parking, Hot Water, Water/Sewer, Cable/Satellite, Management, Trash removal, Snow removal, Common area		
Interior Features	Wood or sim. wood floors, Tile Floors, Private Laundry, Washer, Dryer, Water softener included, Cable/Satellite Available, All window coverings, High Speed Internet, Storage Locker Inc, 9ft + Ceiling		
Exterior Features	Deck/Balcony		
Common Amenities	Common Green Space, Security system, Close to busline, Elevator		

Sneak a peek at the Capitol from the balcony, walk to dining and shopping, stroll to Lake Monona or grab the bike path just outside your door....ideal downtown location for an ideal top floor condo. This unit boasts TWO parking spots and storage locker in addition to the usual amenities....granite countertops, stainless steel appliances, hardwood floors, ceramic tile and stackable washer/dryer. First bedroom sits quietly at the back of the building while second bedroom is private interior den.

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

This information provided courtesy of: The Kruse Company REALTORS

