

MLS :1472105 Active Residential LP: \$249,900

3025 TODD DR City Madison W18

County: Dane Zip: 53713 State: WI

Subdivision: Arbor Hills

Bedrooms: 2 Est. Fin Above Grade SqFt: 1476  
 Full Baths: 1 Est. Fin Below Grd Exp SF:  
 3/4 Baths: 1 Est. Fin Non-Exp SqFt: 928  
 Half Baths: 1 Est. Total Finished SqFt: 2404  
 1/4 Baths: 0 Estimated Age: 19

Open House:



Directions: S. Beltline to Todd Dr. exit

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
Room	Dim	Room	Dim	Room	Dim	Full	3/4	1/2	1/4
Living Rm:	M 18x21	Mstr BedRm:	M 13x15	Laundry:	M	Upper:	0	0	0
Dining Rm:	M 8x9	2nd BedRm:	M 11x13	Office:	L 14x13	Main:	1	0	1
Kitchen:	M 12x10	3rd BedRm:		Theatre:	L 9x14	Lower:	0	1	0
Family/Rec:	N	4th BedRm:							

Elementary: Leopold Middle: Cherokee High School: West

Legal: POST ROAD ADDITION TO ARBOR HILLS, LOT 1 Land Assess: \$ 66,400  
 Parcel #: 0609-032-0109-8 Zoning: Res Improvements: \$ 164,800  
 Est. Lot Size: Builder: Total Assess: \$ 231,200 / 2006  
 Est Lot SqFt: Owner: SCHULTE Net Taxes: \$ 4438 / 2006

Type: 1 story Fireplace: Gas burning, LivingRm Fuel: Natural gas  
 Style: Ranch, Transitional Heat/Cool: Forced air, Central air  
 M Bed Bath: None Kitchen: Pantry, Range/Oven, Hood/Fan, Refrigerator, Dishwasher, Disposal Roof: Compstn/Fiberglass  
 Dining: Dinette Terms/Misc: Cash  
 Basement: Full, Partially finished Occupancy: At closing, Owner occupied  
 Garage: 2 car, Attached Features: Wood or sim. wood floor, Wood trim, Walk-in closet(s), Cathedral/vaulted ceiling, Washer, Dryer, Water softener inc, Cable available, All window coverings To Capitol: 0-10 miles  
 Driveway: Blacktop/Asphalt BarrierFree: N/A  
 Exterior: Wood, Brick/Stone Waterfront: N/A  
 Lot Size: Under 1/2 acre  
 Lot Desc: Standard, Close to busline, Adjacent to park/greenway Deck, Hot tub  
 Water/Swr: Municipal water, Municipal sewer Lake/River:

ARBOR HILLS - wonderful 2 bedroom 2 1/2 ranch, backing to gorgeous city greenway. Beautiful floor-to-ceiling stone fireplace in living room, new carpeting. Kitchen with pantry, dinette. Lower level features hot tub room (12x14) with hot tub, 3/4 bath, delightful theater room (9x14), office (14x13) and workshop (11x13). New roof 2006. Fruit trees. Don't miss this exciting house!

For Showing/Status call 608-256-0801.

List Agent: Roger Stauter (608) 443-2540 List Date: 3/15/2007  
 stauters@starkhomes.com Expiration Date: 9/15/2007  
 List Office: Stark Company, REALTORS (608) 221-4000 Subagent Comm: 3.0  
 Fax #(608) 221-4031 BuyerAgent Comm: 3.0  
 Sale Agent: Sub to Policy Ltr: Yes  
 Sale Office: Variable Comm: No Limited Service: No  
 Sold Price: Financing: Named Exceptions: No Exclusive Agency: No  
 PendingDate: Closing Date: DaysOnMkt: Licensee Interest: No Multiple Rep: DA

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



3025 TODD DR

Madison

MLS #:1472105

\$249,900



Bedrooms 2  
 FinSqFt 2404  
 FinExpSqFt 1476  
 Full Baths 1  
 3/4 Baths 1  
 1/2 Baths 1  
 Est. Age 19  
 Subdivision Arbor Hills  
 Fireplace Gas burning, LivingRm  
 Dining Dinette  
 Garage 2 car, Attached  
 Lot Size  
 Lot Description Standard, Close to busline, Adjacent to park/greenway

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Directions: S. Beltline to Todd Dr. exit

High School: West

Middle School: Cherokee

Elementary: Leopold

<b>Living Room:</b>	18x21	<b>Master Bedroom:</b>	13x15	<b>Office</b>	14x13
<b>Dining Room:</b>	8x9	<b>Second Bedroom:</b>	11x13	<b>Theatre</b>	9x14
<b>Kitchen:</b>	12x10	<b>Third Bedroom:</b>		<b>Laundry Level:</b>	M
<b>Family Room:</b>		<b>Fourth Bedroom:</b>			

Features: Deck, Hot tub

Pantry, Range/Oven, Hood/Fan, Refrigerator, Dishwasher, Disposal

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



**Marilyn Stauter**  
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 stauters@starkhomes.com  
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 (608) 221-4000



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This information provided courtesy of: Stark Company, REALTORS