



MLS #: 1634479 **Active Condo** **LP:** \$205,000
7802 Courtyard Drive **#** **City** **Madison** W08
County: Dane **Zip:** 53719 **State:** WI
Condo Project Name: Coventry Village

Bedrooms: 2 **Est. Fin Above Grade SqFt:** 1612
Full Baths: 2 **Est Fin Below Grd Exp SqFt:**
Half Baths: 0 **Est. Finished Non-Exp SqFt:**
Est. Total Finished SqFt: 1612
Condo Fee: \$ 255 **Estimated Age:** 15
Floor Number: 1 **Units in Building:** 3
Open House:

Directions: South High Point Road to Brookline Drive (entry in Coventry Village) to Courtyard

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>			
Living Rm:	M	18x14	Mstr BedRm:	M	16x14	Laundry:	M		Full	Half	1/4	
Dining Rm:	M	8x11	2nd BedRm:	M	11x12				Upper:	0	0	0
Kitchen:	M	18x10	3rd BedRm:						Main:	2	0	0
Family/Rec:	N		4th BedRm:						Lower:	0	0	0

School District: Middleton-Cross Plains **Elementary:** Call School District **Middle:** Call School District **High:** Call School District

Legal: Coventry Village, Condominium Unit 7802 **Units in Assoc:** 46
Parcel #: 0708-263-1501-6 **Proposed Units:** 61
Zoning: PUDSIP
Builder: **Net Taxes:** \$ 5699 / 2010

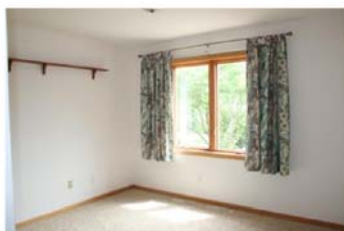
Style	Ranch, Over 55, End Unit	Fuel	Natural gas
Mstr Bedrm	Full, Walk-in Shower	Heating/Cooling	Forced air, Central air
Bath		Water/Waste	Municipal water, Municipal sewer
Dining	Living-dining combo, Dinette	Roof	Composition/Fiberglass
Kitchen	Pantry, Solid surface countertops, Range/Oven, Refrigerator	Barrier-free	Ramped or level entrance, First floor bedroom, First floor full bath, Grab bars in bath, Level drive, Low pile or no carpeting
Features	, Dishwasher, Microwave	Miles to Capitol	0-10 miles
Fireplace	Gas burning, Living room	Terms/Misc.	Cash
Basement	Full, Basement storage, Sump pump	Waterfront	N/A
Parking per Unit	1 car Garage, Attached	Lake/River	N/A
Exterior	Brick/Stone, Stucco	Energy Efficient/Green	N/A
Condo Mgmt	Professional onsite		
Fee Includes	Parking, Management, Trash removal, Snow removal,		
Interior Features	Tile Floors, Walk-in closet(s), Great room, Cathedral/vaulted ceiling, Skylight(s), Private Laundry, Washer, Dryer, Water softener included, Cable/Satellite Available, All window coverings, Hi-Speed Internet Avail		
Exterior Features	Private Entry, Patio		
Common Amenities	Clubhouse, Common Green Space, Exercise room, Close to busline		

Become a part of Coventry Village Retirement Community by moving in to this barrier-free, end unit condo adjacent to green space. Specifically designed with seniors' needs in mind, enjoy single floor living with built ins like bathroom grab bars. With function taken care of, we move on to style... Amenities include cathedral ceilings, gas fireplace, solid surface counter tops, and closet organizers. Lower level provides abundant storage as well as extra closet space. Come see for yourself!

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

This information provided courtesy of: The Kruse Company REALTORS





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

