



**MLS #: 1628248**    **Active Condo**    **LP: \$164,900**  
**813 Harrington Dr**    **#**    **City Madison**    **E11**  
**County: Dane**    **Zip: 53718**    **State: WI**  
**Condo Project Name:** Harrington Place

**Bedrooms:** 2    **Est. Fin Above Grade SqFt:** 1242  
**Full Baths:** 3    **Est Fin Below Grd Exp SqFt:**  
**Half Baths:** 0    **Est. Finished Non-Exp SqFt:** 660  
**Est. Total Finished SqFt:** 1902  
**Condo Fee:** \$ 180    **Estimated Age:** 11  
**Floor Number:** 1    **Units in Building:** 4  
**Open House:**

**Directions:** Cottage Grove Rd to left on Amnicon to right on Harrington Dr. Unit is at the end away from the Rd.

	<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	14x16	<b>Mstr BedRm:</b>	M	11x12	<b>Laundry:</b>	M		<b>Full</b>	<b>Half</b>	<b>1/4</b>	
<b>Dining Rm:</b>	M	9x10	<b>2nd BedRm:</b>	M	10x11	Den/Off	L	15x9	<b>Upper:</b>	0	0	0
<b>Kitchen:</b>	M	9x11	<b>3rd BedRm:</b>						<b>Main:</b>	2	0	0
<b>Family/Rec:</b>	L	27x19	<b>4th BedRm:</b>						<b>Lower:</b>	1	0	0

**School District:** Madison    **Elementary:** Kennedy    **Middle:** Whitehorse    **High:** Lafollette

**Legal:** Unit 813 Harrington Place Condo + 8.33%    **Units in Assoc:** 12  
**Parcel #:** 0710-122-1404-6    **Proposed Units:** 12  
**Zoning:** R4  
**Builder:**    **Net Taxes:** \$ 3437 / 2010

<b>Style</b>	Ranch, End Unit	<b>Fuel</b>	Natural gas
<b>Mstr Bedrm Bath</b>	Full, Walk-in Shower	<b>Heating/Cooling</b>	Forced air, Central air
<b>Dining</b>	Other	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Kitchen Features</b>	Breakfast bar, Kitchen Island, Range/Oven, Refrigerator, Dishwasher, Microwave	<b>Roof</b>	Composition/Fiberglass
<b>Fireplace</b>	None	<b>Barrier-free</b>	Open floor plan, First floor bedroom, First floor full bath, Stall shower, Low pile or no carpeting
<b>Basement</b>	Full, Finished, Basement storage, Sump pump	<b>Miles to Capitol</b>	0-10 miles
<b>Parking per Unit</b>	2 car Garage, Attached	<b>Terms/Misc.</b>	Cash, Small pets only
<b>Exterior</b>	Vinyl, Brick/Stone	<b>Waterfront</b>	N/A
<b>Condo Mgmt</b>	Unit Owners	<b>Lake/River</b>	
<b>Fee Includes</b>	Parking, Management, Trash removal, Snow removal, Common area maintenance, Common area insurance, Reserve fund	<b>Energy Efficient/Green</b>	Energy Star Appliance(s), Other Green Features
<b>Interior Features</b>	Wood or sim. wood floors, 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, 9ft + Ceiling, At Least 1 tub		
<b>Exterior Features</b>	Private Entry, Deck/Balcony		

Stylish and contemporary end-unit ranch condo is a must see. Main level features include bamboo floors, stainless steel appliances, cathedral ceiling with skylights, large master bedroom suite with double vanities and lots of closet space. Additionally the lower level is finished with a HUGE family room as well as a separate den/office and third bathroom. There's still storage room left! You can also enjoy spending time outside on the deck or strolling down the road to Door Creek Park.

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

This information provided courtesy of: The Kruse Company REALTORS





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