



MLS : 1596428 **Active** **Single Family** **Price: \$259,900**
N9381 Wood Duck Cir **Village Belleville** H04
County: Green **Zip:** 53508 **State:** WI
Mailing City: Belleville

Subdivision: Wildlife Refuge Estates

Bedrooms: 3 **Est. Fin Above Grade SqFt:** 1800
Full Baths: 2 **Est. Fin Below Grd Exp SF:**
Half Baths: 0 **Est. Fin Non-Exp SqFt:**
Est. Age: 6 **Est. Total Finished SqFt:** 1800

Open House:



Directions: County Road D(Fish Hatchery Road) to County Road DD, Right on Sandcrane, rioght on Wood Duck Circle

Lvl Dim		Lvl Dim		Lvl Dim		Baths		
Living Rm:	M 19x16	Mstr BedRm:	M 16x13	Laundry:	M	Full	Half	1/4
Dining Rm:	N	2nd BedRm:	M 13x11			Upper:	0	0
Kitchen:	M 17x13	3rd BedRm:	M 10x12			Main:	2	0
Family/Rec:	N	4th BedRm:				Lower:	0	0
School District:	Belleville	Elementary:	Belleville	Middle:	Belleville	High:	Belleville	

Legal:	Lot 3, Section 2 CSM 3121	Land Assess:	\$ 45,500
Parcel #:	230-1400.1500	Improvements:	\$ 145,800
Est. Lot Size:	3	Zoning:	res
Est Lot SqFt:		Builder:	
		Owner:	
		Total Assess:	\$ 191,300 / 2009
		Net Taxes:	\$ 3577 / 2009

Type	1 story	Fuel	Natural gas
Style	Ranch	Heating/Cooling	Forced air, Central air
Master Bedrm Bath	Full, Walk-in Shower	Water/Waste	Well, Non-Municipal/Prvt dispos
Dining	Other	Roof	Compstn/Fiberglass
Kitchen Features	Breakfast bar, Range/Oven, Refrigerator, Dishwasher, Microwave, Disposal	Barrier-free	Open floor plan, First floor bedroom, First floor full bath, Stall shower
Fireplace	Gas burning, LivingRm, Master BedRm	Miles to Capitol	11-19 miles
Basement	Full, Exposed, Walkout to yard, Sump pump, Stubbed for Bathroom	Terms/Misc.	Cash
Garage	3+ car, Attached, Opener	Occupancy	At closing
Driveway	Blacktop/Asphalt	Waterfront	N/A
Exterior	Vinyl, Brick/Stone	Lake/River	
Lot Size	Over 2 to 5 acres	Energy Efficient/Green	N/A
Lot Description	Cul-de-sac, Wooded, Rural-in subdivision	Farm Features	N/A

Interior Features Wood or sim. wood floor, Tile Floors, Walk-in closet(s), Cathedral/vaulted ceiling, Skylight(s), Washer, Dryer, Air cleaner, Water softener inc, Jetted bathtub, All window coverings, Hi-Speed Internet Avail

Exterior Features Deck

Beautifully maintained 6 year old 3 bedroom ranch nestled on a 3 acre lot. Interior highlights include solid Oak floors, Custom Birch Cabinets, stainless appliances, and 6 panel solid oak doors. Full walk out basement stubbed for a bathroom ready to finish 2 more bedrooms or a large family room. 3 car garage drywalled, insulated, painted, and ready to heat. Plenty of wildlife with Ice Age Trail within walking distance. Enjoy a relaxing BBQ and sunset on the large deck. A must see, will move fast!

Call showing line for all showings, 608-231-2570. Same day showings ok if after 4 pm. Sellers want to remove dogs for all showings, thanks,

List Agent:	Mark Kroll	(608) 219-9264	List Date:	6/7/2010
	markkroll@wisconsinqualityrealty.com	Fax #:	Expiration Date:	6/7/2011
List Office:	Wisconsin Quality Realty LLC	(608) 219-9264	Subagent Comm:	3
	4912 Pierceville Rd	Fax #: (608) 825-9428	BuyerAgent Comm:	3
	Cottage Grove WI 53527 9745			
Sale Agent:			Variable Comm:	No
Sale Office:			Named Exceptions:	No
Sold Price:			Licensee Interest:	No
PendingDate:			Sub to Policy Ltr:	No
	PtsPd/SlrCr:	Financing:	Limited Service:	No
	Closing Date:	DaysOnMkt: 80	Exclusive Agency:	No
		Cumulative DaysOnMkt: 80	Multiple Rep:	Yes

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