



**MLS:** [1531140](#) **Active** **Condo** **LP:** **\$624,900**  
**979-981A 20TH AVE** **# 6,7,8, 9** **Town** **Monroe** **A11**  
**County:** Adams **Zip:** 54613 **State:** WI  
**Condo Project Name:** HARBOR VIEW CONDO

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**Bedrooms:** 2 **Est. Fin Above Grade SqFt:** 1025  
**Full Baths:** 1 **Est Fin Below Grd Exp SqFt:** 0  
**3/4 Baths:** 1 **Est. Finished Non-Exp SqFt:** 0  
**Half Baths:** 0 **Est. Total Finished SqFt:** 1025  
**Condo Fee:** \$ 35 **Estimated Age:** 0  
**Floor Number:** 2

**Open House:**

**Directions:** From Friendship: HWY 13 N, W on HWY 21, N on Z, Left on Bighorn Dr, Left on 20th AV. to Condos on R

Lvl	Dim	Lvl	Dim	Lvl	Dim	Baths			
<b>Living Rm:</b>	U 13x16	<b>Mstr BedRm:</b>	U 12x12	<b>Laundry:</b>	U 4x7	<b>FB</b>	<b>3/4</b>	<b>1/2</b>	<b>1/4</b>
<b>Dining Rm:</b>	U 5x9	<b>2nd BedRm:</b>	U 10x13	<b>Utility</b>	M 7x3	<b>Upper:</b>	1	0	0
<b>Kitchen:</b>	U 8x9	<b>3rd BedRm:</b>		<b>Foyer</b>	M 4x8	<b>Main:</b>	0	1	0
<b>Family/Rec:</b>	N	<b>4th BedRm:</b>				<b>Lower:</b>	0	0	0

**School District:** Adams-Friendship **Elementary:** Adams-Friendship **Middle:** Adams-Friendship **High:** Adams-Friendship

**Legal:** HARBOR VIEW CONDO UNITS 6, 7, 8 & 9 **Land Assess:** \$ 22,400  
**Parcel #:** 018-00908-0608 **Zoning:** reside **Improvements:** \$ 261,600  
**Units in Bldg:** 2 **Builder:** **Total Assess:** \$ 284,000 / 2007  
**Units in Assoc:** 4 **Proposed Units:** 9 **Owner:** **Net Taxes:** \$ 6136 / 2007

<b>Style</b>	Townhouse	<b>Fuel</b>	Electric
<b>Mstr Bedrm Bath</b>	None	<b>Heating/Cooling</b>	Radiant electric, Window/ wall AC
<b>Dining</b>	Dinette	<b>Water/Waste</b>	Joint well, Non-Municipal/Prvt dispo
<b>Kitchen Features</b>	Breakfast bar, Solid surface countertops, Range/Oven, Refrigerator, Dishwasher, Microwave	<b>Roof</b>	Composition/Fiberglass
<b>Fireplace</b>	None	<b>Barrier-free</b>	Stall shower, Level drive, Level lot, Low pile or no carpeting
<b>Basement</b>	None	<b>Miles to Capitol</b>	Over 50 miles
<b>Parking per Unit</b>	2 car Garage, Attached	<b>Terms/Misc.</b>	Cash
<b>Exterior</b>	Vinyl	<b>Occupancy</b>	At closing, Vacant
<b>Condo Mgmt</b>	Unit Owners, Developer	<b>Waterfront</b>	N/A
<b>Fee Includes</b>	Parking, Common area maintenance	<b>Lake/River</b>	
		<b>Environmentally Friendly</b>	N/A

**Interior Features** Tile Floors, Private Laundry, Washer, Dryer, NO window coverings  
**Exterior Features** Private Entry, Deck/Balcony  
**Common Amenities** Common Green Space

Location x3! This is a unique package created with the Investor in mind. Newly constructed Condo units within walking distance of Lake Petenwell, the 2nd largest lake in Wisconsin! Petenwell County Park is within sight of these 4, Townhouse style units. The County Park offers a Sandy Beach, Safe Harbor, Boat Slip rental, Boat docks, 2 boat launches and more! This recreational area that abounds with wildlife will attract many potential Buyers for your investment. Call For Details! More Land Available!

**List Agent:** John Olson (608) 339-8030 **List Date:** 7/26/2008  
[landman@thelandman.net](mailto:landman@thelandman.net)  
**List Office:** Landman Realty LLC (608) 339-8030 **Expiration Date:** 7/26/2009  
 PO Box 167 Fax # (608) 339-8035 **Subagent Comm:** 3.2  
 Friendship WI 53934 0167 **BuyerAget Comm:** 3.2

**Sale Agent:** **Sub to Policy Ltr:** No  
**Sale Office:** **Variable Comm:** No **Limited Service:** No  
**Sold Price:** **PtsPd/SlrCr:** **Financing:** **Named Exceptions:** No **Exclusive Agency:** Yes  
**PendingDate:** **Closing Date:** **DaysOnMkt:** 67 **Licensee Interest:** No **Multiple Rep:** No

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