







MLS: [1532018](#) Active Condo LP: \$774,900
 979-987A 20TH AVE # 1-9 Town Monroe A11
 County: Adams Zip: 54613 State: WI
 Condo Project Name: HARBOR VIEW CONDO

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

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

Legal: HARBOR VIEW CONDO UNITS 1-9 Land Assess: \$ 50,400
 Parcel #: 018-00908-0600 Zoning: reside Improvements: \$ 261,600
 Units in Bldg: 2 Builder: Total Assess: \$ 312,000 / 2007
 Units in Assoc: 4 Proposed Units: 9 Owner: Net Taxes: \$ 6741 / 2007

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

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

This is the WHOLE Investor package! Finish and save! Four newly constructed Condos and vacant land reserved for 5 additional Condo units within walking distance of Lake Petenwell, the 2nd largest lake in Wisconsin! Petenwell County Park is within sight of this 9 unit Condo site. 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 now!

List Agent: John Olson (608) 339-8030 List Date: 8/9/2008
landman@thelandman.net
 List Office: Landman Realty LLC (608) 339-8030 Expiration Date: 8/9/2009
 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: 5 Licensee Interest: No Multiple Rep: No

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