



MLS : [1541423](#) Active Single Family LP: \$64,900
103 E FIRST ST Village Friendship A07
 County: Adams Zip: 53934 State: WI
 Subdivision: FRIENDSHIP- VILLAGE OF - ORIGINAL

Bedrooms: 5 Est. Fin Above Grade SqFt: 1948
 Full Baths: 0 Est. Fin Below Grd Exp SF:
 3/4 Baths: 1 Est. Fin Non-Exp SqFt:
 Half Baths: 1 Est. Total Finished SqFt: 1948
 1/4 Baths: 0 Estimated Age: 999

Open House:



Directions: From Main St: East on 1st St. to #103 on right.

Lvl Dim		Lvl Dim		Lvl Dim		Baths			
Living Rm:	M 16x25	Mstr BedRm:	U 13x19	Laundry:	M 8x14	Full	3/4	1/2	1/4
Dining Rm:	M 11x13	2nd BedRm:	M 10x10	Bedroom 5	U 11x14	Upper:	0	0	1
Kitchen:	M 10x16	3rd BedRm:	M 12x15	Pantry	M 6x4	Main:	0	1	0
Family/Rec:	U 11x15	4th BedRm:	U 9x10			Lower:	0	0	0

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

Legal: to be determined Land Assess: \$ 11,400
 Parcel #: 126-00323-0000 Zoning: reside Improvements: \$ 52,800
 Est. Lot Size: Builder: Total Assess: \$ 64,200 / 2008
 Est Lot SqFt: Owner: OLSON JOHN M Net Taxes: \$ 1257 / 2007

Type	2 story	Fuel	Natural gas
Style	Prairie/Craftsman	Heating/Cooling	Forced air
Master Bedrm Bath	None	Water/Waste	Municipal water, Municipal sewer
Dining	Formal	Roof	Compstn/Fiberglass
Kitchen Features	Pantry, Solid surface counters	Barrier-free	First floor bedroom, Stall shower, Level drive
Fireplace	None	Miles to Capitol	Over 50 miles
Basement	Partial	Terms/Misc.	Cash
Garage	None	Occupancy	At closing, Vacant
Driveway	Gravel	Waterfront	N/A
Exterior	Wood	Lake/River	
Lot Size	Under 1/2 acre	Environmentally Friendly	N/A
Lot Description	Other	Farm Features	N/A

Interior Features Wood or sim. wood floor, Painted wood trim, Walk-in closet(s), Some window coverings

Exterior Features 3-season porch

This is a very large home in a prime location, just off the corner of Main & 1st in Friendship! This one has commercial possibilities! It was the former "Craft Shop" until 2006. Big enough to run your home business and have living quarters too! Former owners had it set up to have an apartment upstairs for relatives with business/living quarters on main level for themselves. Carpet, linoleum & hardwood flooring. Walk to lake! To be surveyed prior to close. Priced below fair market value so don't wait

Broker owned

List Agent:	John Olson (608) 339-8030	List Date:	11/11/2008
	landman@thelandman.net	Expiration Date:	11/11/2009
List Office:	Landman Realty LLC (608) 339-8030	Subagent Comm:	2.4
	PO Box 167 Fax # (608) 339-8035	BuyerAgent Comm:	2.4
	Friendship WI 53934 0167		
Sale Agent:		Sub to Policy Ltr:	No
Sale Office:		Variable Comm:	No Limited Service:
Sold Price:	PtsPd/SlrCr:	Financing:	Named Exceptions: No Exclusive Agency:
PendingDate:	Closing Date:	DaysOnMkt: 11	Licensee Interest: Yes Multiple Rep:

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