



MLS #: 1498897 **Active** **Single Family** **LP: \$1,750,000**
6201 N Highlands Ave **City Madison** **W03**
County: Dane **Zip:** 53705-110 **State:** WI
Subdivision: The Highlands

Bedrooms: 4 **Est. Fin Above Grade SqFt:** 4394
Full Baths: 2 **Est Fin Below Grd Exp SqFt:** 0
3/4 Baths: 1 **Est. Finished Non-Exp SqFt:** 0
Half Baths: 0 **Est. Total Finished SqFt:** 4394
1/4 Baths: 0 **Estimated Age:** 32

Directions: Old Middleton Road from Whitney Way, left @ N Highlands Avenue

Click for Map:

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>	<u>Baths</u>				
Living Rm:	M	16x33	Mstr BedRm:	U	15x22	Laundry:	M	10x11	FB	3/4	1/2	1/4	
Dining Rm:	M	13x15	2nd BedRm:	U	11x14	library	M	15x21	Upper:	2	0	0	0
Kitchen:	M	11x20	3rd BedRm:	U	10x13	entry hall	M	12x14	Main:	0	1	0	0
Family/Rec:	M	15x21	4th BedRm:	M	12x15				Lower:	0	0	0	0
School District: Madison			Elementary: Crestwood			Middle: Jefferson			High: Memorial				

Legal: CSM is lengthy	Zoning: R1-R	Land Assess: \$ 574,800
Parcel #: 0708-134-0218-1	Builder: Delkamp	Improvements: \$ 467,100
Est. Lot Size: as per city records		Total Assess: \$ 1,041,900 / 2007
Est. Lot Sq. Ft: 119,790		Net Taxes: \$ 20,411 / 2006

Type	2 story	Fuel	Natural gas
Style	Other	Heating/Cooling	Forced air, Central air
Master Bedrm Bath	Full	Water/Waste	Municipal water, Municipal sewer
Dining	Formal, Eat-in kitchen	Roof	Compstn/Fiberglass
Kitchen Features	Kitchen Island, Solid surface counters, Range/Oven, Refrigerator, Dishwasher, Microwave	Barrier-free	Ramped or level entrance, Ramped or lvl from garage, First floor bedroom, Level drive, Width of hallways 42"+, Door openings 29+, Low pile or no carpeting
Fireplace	Wood burning, Gas burning, LivingRm, Other room	Miles to Capitol	0-10 miles
Basement	Full	Terms/Misc.	Cash
Garage	3+ car, Attached, Detached, Opener	Waterfront	N/A
Driveway	Concrete, Blacktop/Asphalt	Lake/River	
Exterior	Wood, Brick/Stone		
Lot Size	Over 2 to 5 acres		
Lot Description	Wooded		
Interior Features	Wood or sim. wood floor, Tile Floors, Wood trim, Painted wood trim, Walk-in closet(s), Cathedral/vaulted ceiling, Washer, Dryer, Water softener inc, Cable available, Some window coverings		
Exterior Features	Pool - in ground		

Formal European Sophistication in the French Mansard style brought to perfection by Jim Delkamp. This stunning estate on almost 3 private wooded acres with in-ground pool & very formal residence exudes quality rarely found today. Properties of this significance were never intended to be described with words; they must be toured to be appreciated. Positively impeccable. Sellers request no drive-ons; very sophisticated security system. Listing Agent present for & arranges showings.

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

This information provided courtesy of: Restaino & Associates

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



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