



Address	603A & 603B W Washington St	Unit 1	603A	Bedrooms	2	Baths	1 ¾
		Unit 2	603B		2		1 ¾
Municipality	Colby		School	Colby			
Direction	N on 13 to Colby - Left on N to 6th - Left on 6th to Washington (Corner of 6th & Washington)						
Lot Size	162 x 121				CLICK HERE TO VIEW SLIDESHOW		
ROOM	Unit 1	Unit 2	LL	FEATURES		CONSTRUCTION	
Living Rm	19 x 16	19 x 16		Curb/Gutte		Stories	Ranch
Dining Rm	Combo	Combo		City Water	X	Est. Sq. Ft	1285 Each
Kitchen	13.6 x 19	13.6 x 19		Gas	NG	Est. Age	2000
Bath	Full	Full		Sewer	X	Siding	Vinyl/Brick
Bath	Master ¾	Master ¾		Septic		Roof	Asphalt'09
Bedroom	Master 15 x 14	Master 15 x 14		Well		Walls	Drywall
Bedroom	13 x 11	13 X 11.7		Drapes	Blinds	Trim	Oak
Bedroom				Range/Oven	X	Floors	(A)-Carpet/Vinyl
Bedroom				Hood / Fan	X	Floors	(B)Oak Hdwd/Carpet/Vinyl
Bedroom				Disposal	X	Fireplace	NG
Family Rm	18 x 14	18.7 x 14	X	Refrigerator	X	Basement	Poured
Deck	Irreg	Irreg		Dishwasher	X	Water Htr	Electric
Utility Rm	Washer & Dryer Incl	Wash/Dryer Incl	X	Air	X	Heat/Fuel	603A -FA/NG
Garage	2-Car Attached	2-Car Attached		H2o Softnr	No	Heat/Fuel	603B - FA/NG, Pellet

Remarks: Information Provided By Seller or Other Third Party and Has Not Been Verified By Broker; Information contained herein must be verified by buyer

Newer built duplex previously owner occupied with other side rented for \$800.00. Lower level features an egress window & studded out walls waiting to be finished. All appliances in both units included. Wood pellet stove included. Buyer could purchase only one side as a townhouse. Contact listing agent for details.

Assessed	Year		Land		Improvement		Total	
Occupied By	Vacant	Owner	Holman			Est Heat		Taxes \$5001.75(11)
Possession	Closing		Lockbox	Yes		Sign	Yes	File # 2.4
Office	RE/MAX Am. Dream		Phone	384-4423	Agent	Mary Helms-Schlagenhaft		Phone 387-4349
Price	\$199,900				MLS#	1105366		ATR#



RE/MAX American Dream
 901 N. Central Ave., Suite 3
 Marshfield, WI 54449
 Phone: 384-4423 * Fax 384-4788
www.americandream-wi.com

Mary Helms-Schlagenhaft,
 Certified Residential Specialist
 Graduate, Realtor Institute
 Licensed Broker / Sales Associate
 Phone: 715-305-0434

