

# \$455,000 - 326 Racine Road, Madison

MLS® #1956941

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## \$455,000

3 Bedroom, 1.50 Bathroom, 1,876 sqft  
Single Family on 0 Acres

University Hill Farms, Madison, WI

6/25 OPEN HOUSE CANCELED due to accepted offer. Sought after Hill Farms neighborhood within walking distance of 2 schools & convenient access to 2 parks, the pool, UW & more! 2-car garage, metal roof-2014, brick/aluminum siding, partially fenced yard (with small completely fenced area off side door) & paver patio in private backyard. Hardwood floors(refin in 2010) in main level, light/bright lower level with full sized windows & 2 doors, woodburning fireplace in Kitchen/Dining, & 2 furnaces-2014 allow for zoned heating(AC-2019 is connected to main floor furnace). Other updates-windows(~12 yrs old), LeafGuard-2016, LG range with double ovens(~3 yrs old), water softener-2014, shutters & storm door. Half bath is a toilet+utility sink in Mechanical Room-shower could be added, already plumbed.



Listing Courtesy of Re/max Preferred

Built in 1962

## Essential Information

Status	Sold
Detailed Status	Sold
Days on Market	22
MLS® #	1956941
Price	\$455,000
Bedrooms	3
Bathrooms	1.50

Full Baths	1
Half Baths	1
Square Footage	1,876
Acres	0.27
Year Built	1962
Type	Single Family
Style	Bi-level
Assessed Value	\$444,500
Year Assesed	2023
Net Taxes	\$7,231
Tax Year	2022
Exterior	Aluminum, Brick/Stone

### **Community Information**

Address	326 Racine Road
MLS® Area	MADISON - C W13
Subdivision	University Hill Farms
City	Madison
County	Dane
State	WI
Zip Code	53705

### **Interior**

Interior Features	Wood or sim. wood floor, Washer, Dryer, Water softener inc, Cable available, Internet - Cable
Cooling	Forced air, Central air, Zoned Heating, Multiple Heating Units
Fireplace	Yes
Fireplaces	Wood burning, 1 fireplace

### **Exterior**

Exterior Features	Patio
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### **Amenities**

Garages	2 car, Attached, Opener, Detached
Is Waterfront	No
Golf Course	No

### **School Information**

District	Madison
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Elementary	Van Hise
Middle	Hamilton
High	West

**Room Dimensions**

Living Room	20x13
Kitchen	12x10
Family Room	17x10
Master Bedroom	13x11
Second Bedroom	11x10
Third Bedroom	11x9

**Additional Information**

Zoning	Res SR-C1
Estimated Finished Above Grade Sqft	1,035
Fin Part/All Below Grd SqFt	841
Total Finished SqFt	1,876
Barrier Free	Level lot, Grab bars in bath, Width of hallways 36"+, Door openings Low pile or no carpeting
Terms	Restrictions/Covenants
Short Sale	No
REO / Bank Owned	No