

# \$310,000 - 45 S Gardens Way, Fitchburg

MLS® #1965705

## \$310,000

3 Bedroom, 2.50 Bathroom, 1,848 sqft  
Condo

N/A, Fitchburg, WI

Nestled in Swan Creek, this private-entry condo offers a 2-car garage. The main floor is an open concept with a cozy gas fireplace, inviting kitchen with a peninsula, and a private patio for outdoor gatherings. Upstairs, you'll find two spacious bedrooms and a versatile lofted primary bedroom suite, perfect for guests or a home office. Added convenience with second-floor laundry. Plus, it's near bike trails, parks, and a convenient corridor to downtown Madison.



Listing Courtesy of Sprinkman Real Estate

Built in 2005

### Essential Information

Status	Sold
Detailed Status	Sold
Days on Market	3
MLS® #	1965705
Price	\$310,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,848
Year Built	2005
Type	Condo
Style	Townhouse
Assessed Value	\$258,100

Year Assesed	2023
Net Taxes	\$4,484
Tax Year	2022
Exterior	Vinyl, Brick/Stone, Stone

### **Community Information**

Address	45 S Gardens Way
MLS® Area	FITCHBURG - C
Subdivision	N/A
Project Name	Gardens at Swan Creek
City	Fitchburg
County	Dane
State	WI
Zip Code	53711
Condo Fee	\$225
Condo Fees Include	Snow removal, Trash removal, Common area maintenance, Common area insurance, Reserve fund
Condo Rental Allowed	N

### **Interior**

Interior Features	Washer, Dryer, Water softener included, Cable/Satellite Available, Internet - Cable, At Least 1 tub, Wood or sim. wood floors, Walk-in closet(s), Cathedral/vaulted ceiling
Fireplace	Yes
Fireplaces	1 fireplace, Gas burning

### **Exterior**

Exterior Features	Private Entry, Deck/Balcony
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### **Amenities**

Amenities	Common Green Space, Close to busline
Parking	2 car Garage, Attached, Opener inc
Is Waterfront	No
Golf Course	No

### **School Information**

District	Madison
Elementary	Leopold
Middle	Cherokee
High	West

**Room Dimensions**

Living Room	15x17
Kitchen	9x10
Dining Room	9x10
Master Bedroom	12x13
Second Bedroom	12x12
Third Bedroom	10x13

**Property Overview**

Total Units	4
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**Additional Information**

Zoning	Res
Estimated Finished Above Grade Sqft	1,672
Fin Part/All Below Grd SqFt	176
Total Finished SqFt	1,848
Units in Association	92
Barrier Free	Open floor plan, Level drive, Level lot
Short Sale	No
REO / Bank Owned	No