

# \$545,000 - 308 Cardinal Crescent, Monona

MLS® #1967624

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## \$545,000

Bedroom, Bathroom,  
Multi Family

N/A, Monona, WI

Wonderfully updated large 3 bedroom Duplex in an active, friendly and special community in Monona. There are activities, sports, festival, parks and events galore and always something to do. Very conveniently located to downtown, beltline and the lakes. Activities include biking, dog walking, community center. Monona Library and Pool not to mention the Dream and fireman's park with countless other quaint neighborhood parks. Very comfortable duplex w/ many large new windows adding bright light, larger rooms many with hardwood floors, Freshly painted inside and out, Vaulted ceilings and just a nice flowing layout. Super large lot w/ mature trees. Owner occupied for the last 21 years, rents of \$2050 and \$2175.00 are a reasonable estimate for units of this size and quality in Monona.



Listing Courtesy of Re/max Preferred

Built in 1963

## Essential Information

Status	Sold
Detailed Status	Sold
Days on Market	68
MLS® #	1967624
Price	\$545,000
Year Built	1963
Type	Multi Family
Assessed Value	\$399,100

Year Assesed	2022
Net Taxes	\$7,159
Tax Year	2022
Utilities	Separate elec meters, Separate gas meters
Parking Per Unit	549,552,560
Exterior	Stone, Wood, Brick/Stone

### Community Information

Address	308 Cardinal Crescent
MLS® Area	MONONA - C
Subdivision	N/A
City	Monona
County	Dane
State	WI
Zip Code	53716

### School Information

District	Monona Grove
Elementary	Call School District
Middle	Glacial Drumlin
High	Monona Grove

### Property Overview

3 Bedroom Units	2
Total Units	2
# of Water Heaters	2
# of Water Softeners	1
Heat Fuel	Natural Gas
# of Stoves	2
# of Refrigerators	2
# of Dishwashers	1
Units with AC	2
# of Washers	1
# of Dryers	1

### Unit 1 Details

# of Bedrooms	3
# of Full Baths	1
# of Half Baths	1

Lease Expires	August 31
Monthly Rent	\$2,075
Square Feet	1,450
Parking	1 Car Garage
Landlord Pays Elec	No
Landlord Pays Heat	No
Landlord Pays W/S	Yes

### **Unit 2 Details**

# of Bedrooms	3
# of Full Baths	1
# of Half Baths	1
Lease Expires	none
Monthly Rent	\$2,150
Square Feet	1,550
Parking	1 Car Garage
Landlord Pays Elec	No
Landlord Pays Heat	No
Landlord Pays W/S	Yes

### **Additional Information**

Zoning	RES
Barrier Free	Level drive, Ramped or level entrance
Short Sale	No
REO / Bank Owned	No