

# \$335,000 - 102-104 N Fair Oaks Avenue, Madison

MLS® #1970114

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## \$335,000

Bedroom, Bathroom,  
Multi Family

N/A, Madison, WI

SHOWINGS BEGIN FRIDAY, FEBRUARY 2ND! Looking to invest or owner-occupy? This eastside charmer is move-in ready and comes with many recent updates. Including fresh paint, new lighting, refreshed bathrooms, refinished hardwoods, and upgraded electrical (200 amp). Basement drain tile and sump pump added for peace of mind. Plus there's plenty of storage in the basement and the over-sized garage. And then there's the wonderful near east side location -- close to Willy Street, Atwood Avenue, and the East Washington corridor. So many restaurants, parks, and the bike path just a short distance from home! NOTE: Seller estimates each unit can be rented for \$1,500 per month in the current market, assuming the seller pays for all utilities. See 2950 Hermina St for comparison. See docs for more info.



Listing Courtesy of Re/max Preferred

Built in 1938

## Essential Information

|                 |              |
|-----------------|--------------|
| Status          | Sold         |
| Detailed Status | Sold         |
| Days on Market  | 7            |
| MLS® #          | 1970114      |
| Price           | \$335,000    |
| Year Built      | 1938         |
| Type            | Multi Family |
| Assessed Value  | \$279,500    |

|                  |         |
|------------------|---------|
| Year Assesed     | 2023    |
| Net Taxes        | \$5,109 |
| Tax Year         | 2023    |
| Parking Per Unit | 549,555 |
| Exterior         | Wood    |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 102-104 N Fair Oaks Avenue |
| MLS® Area   | MADISON - C E05            |
| Subdivision | N/A                        |
| City        | Madison                    |
| County      | Dane                       |
| State       | WI                         |
| Zip Code    | 53714                      |

### School Information

|            |         |
|------------|---------|
| District   | Madison |
| Elementary | Lowell  |
| Middle     | OKeeffe |
| High       | East    |

### Property Overview

|                      |             |
|----------------------|-------------|
| 1 Bedroom Units      | 1           |
| 2 Bedroom Units      | 1           |
| Total Units          | 2           |
| # of Furnaces        | 1           |
| # of Water Heaters   | 1           |
| # of Water Softeners | 1           |
| Heat Fuel            | Natural Gas |
| # of Stoves          | 2           |
| # of Refrigerators   | 2           |
| # of Dishwashers     | 1           |
| # of Washers         | 1           |
| # of Dryers          | 1           |

### Unit 1 Details

|                 |     |
|-----------------|-----|
| # of Bedrooms   | 2   |
| # of Full Baths | 1   |
| Lease Expires   | N/A |

|                    |              |
|--------------------|--------------|
| Square Feet        | 672          |
| Parking            | 1 Car Garage |
| Landlord Pays Elec | Yes          |
| Landlord Pays Heat | Yes          |
| Landlord Pays W/S  | Yes          |

### **Unit 2 Details**

|                    |         |
|--------------------|---------|
| # of Bedrooms      | 1       |
| # of Full Baths    | 1       |
| Lease Expires      | N/A     |
| Square Feet        | 672     |
| Parking            | 1 Space |
| Landlord Pays Elec | Yes     |
| Landlord Pays Heat | Yes     |
| Landlord Pays W/S  | Yes     |

### **Additional Information**

|                  |  |
|------------------|--|
| Zoning           | TR-V1                                      |
| Barrier Free     | First floor bedroom, First floor full bath |
| Short Sale       | No   |
| REO / Bank Owned | No   |