

# \$850,000 - 2606 Marshall Parkway, Madison

MLS® #1971067

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## \$850,000

3 Bedroom, 2.00 Bathroom, 2,838 sqft  
Single Family on 0 Acres

ARBORETUM, Madison, WI

Showings begin 2/23. Arboretum 3-4 bedroom - The opportunity that youâ€™ve been waiting for! Peace & quiet, yet close to everything downtown. Much potential here! This lovely, unique Frank Lloyd Wright styled home was formerly remodeled to be a live-in art studio and awaits your redesign/personal touches. The great room is bathed in natural light, floor to ceiling windows that overlook a serene wooded setting & a loft with a view of Lake Wingra. A large stone fireplace the has been covered over with drywall. The lower level features a walk-out egress, 2 possible bedrooms & another covered-up fireplace. The flooring & some doors in the LL has been removed as this space was used as an art studio. Live with nature in historic Lost City- just 10 minutes to Hospitals, Campus & Downtown.



Listing Courtesy of Keller Williams Realty

Built in 1966

## Essential Information

Status	Sold
Detailed Status	Sold
Days on Market	5
MLS® #	1971067
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	2,838
Acres	0.32
Year Built	1966
Type	Single Family
Style	Prairie/Craftsman, Other
Assessed Value	\$551,600
Year Assesed	2023
Net Taxes	\$9,994
Tax Year	2023
Exterior	Wood

### **Community Information**

Address	2606 Marshall Parkway
MLS® Area	MADISON - C/T W16
Subdivision	ARBORETUM
City	Madison
County	Dane
State	WI
Zip Code	53713

### **Interior**

Interior Features	Wood or sim. wood floor, Walk-in closet(s), Cathedral/vaulted ceiling, Water softener inc, At Least 1 tub, Great room, Skylight(s), Smart thermostat
Cooling	Forced air, Central air, Wall AC
Fireplace	Yes
Fireplaces	Wood burning

### **Exterior**

Exterior Features	Deck
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### **Amenities**

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

### **School Information**

District	Madison
Elementary	Call School District

Middle	Call School District
High	Call School District

**Room Dimensions**

Living Room	30X14
Kitchen	14X12
Family Room	30x14
Master Bedroom	14x13
Second Bedroom	14x12
Third Bedroom	16x13
Fourth Bedroom	14x10

**Additional Information**

Zoning	RES
Estimated Finished Above Grade Sqft	1,568
Fin Part/All Below Grd SqFt	1,274
Total Finished SqFt	2,838
Barrier Free	Open floor plan, First floor bedroom, First floor full bath, Low pile carpeting
Short Sale	No
REO / Bank Owned	No