

Residential  
803440 Active

1528 Woodland  
Eau Claire, WI 54701

L\$79,900



**Type:** Single Family  
**Style:** 1.5 Story  
**Bedrooms:** 2  
**Full Baths:** 1  
**Partial Baths:** 0  
**Lot Size:** 85 X 55  
**Acreage:**  
**Apx Fin AG:** 1,088  
**Apx Fin BG:** 0  
**Apx Fin SQFT:** 1,088  
**Virtual Tour:**

**County:** Eau Claire  
**Area:** 02 - Ec Schl/Southside  
**School Dist:** Eau Claire  
**Garage Cap:** 1  
**Garage Type:** Detached  
**Year Built:** 1901  
**Taxes:** \$1295.66  
**Tax Year:** 2007  
**Tax ID:** 221-13-0072  
**Waterfront:** No

**Association:**  
**Assoc. Fee:**

**Common:**  
**Restrictive Cov:**

**Area 2:**  
**Twp:**

**Home Dim:**

**Wtr Frnt Type:**  
**Lake/River Name:**  
**Lake Size:**  
**Waterfront CF:**

**Wtr Frnt Ft:**  
**Own Frntg:**  
**Deeded Access:**

**Seasons:**  
**Easement:**  
**Lake Depth:**

ROOM	LEVEL	EST SIZE	FLOOR	ROOM	LEVEL	EST SIZE	FLOOR
Living Rm	M	13 X 12	Carpet	BR 1	U	13 X 12	Carpet
Kitchen	M	11 X 10	Linoleum	BR 2	U	11 X 13	Carpet
Dining Rm				BR 3			
Dining Area	M	14 X 9	Laminate	BR 4			
Family Rm				BA 1	M	13 X 6	
Laundry	M			BA 2			
Office				Other			

**Included:** Refrigerator, Oven/Range  
**Excluded:**

**Basement:** Other-See Remarks  
**Driveway:** Asphalt  
**Fireplace:**  
**Fuel Source:** Natural Gas  
**New Const:**  
**Outbuilding:**  
**Sewer:** City Sewer  
**Water:** City-Water  
**Exterior:** Slate

**Cooling:** None  
**Electric:** Circuit Breaker  
**Foundation:** Stone  
**Heating:** Forced Air  
**Occupancy:** At Closing  
**Patio/Deck:** Patio-Concrete  
**Showing:** Key-At Listing Office  
**Water Heater:** Natural Gas  
**Zoning:** Residential

**Directions:** East Hill. Lee St. North to Woodland. East on Woodland, just before Margaret.

**Remarks:** Completely remodeled, 2 BR/ 1 BA East Hill home with garage and back yard for under \$80,000 ! Affordable starter home with fresh updates: new roof; all new cabinets; kitchen & bath fixtures, appliances, & flooring; plumbing & elec. service; upstairs carpeting. Must see to appreciate. Garage is extra long for 1 car + storage. Backyard is mostly fenced and could easily be completely fenced and nice for pets. Small patio area nice for grilling out, etc. Seller is Licensed Real Estate Broker.

**Legal:** Lot 19 Blk 2 Stussy-Gormley & Fredrickson Add, + South 25.5' of Lot 4 Blk 1 William Sam. Add., City of Eau Claire

**Apx Unfin AG:**  
**Apx Unfin BG:**  
**Apx Unfin SQFT:**

**Condition Report:** Yes  
**Access Feat Rpt:**

**Seller Financing:**  
**Seller Fin Remarks:**

No Photo  
Available

**Prepared by:** JONATHAN PETERS  
**PETERS REAL ESTATE**  
1820 BRACKETT AVE  
EAU CLAIRE, WI 54701

**Email:** [jhpeters2002@yahoo.com](mailto:jhpeters2002@yahoo.com)  
**Off. Ph#:** 715-831-2105  
**Preferred Ph#:** 715-225-7120  
**Certs:**



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