

Residential  
639354 Active

4208 W Robin Meadows Ln  
Eau Claire, WI 54701

L\$146,900



**Type:** Condo  
**Style:** 1 Story  
**Bedrooms:** 2  
**Full Baths:** 2  
**Partial Baths:** 0  
**Lot Size:**  
**Acreage:** 0.00  
**Apx Fin AG:** 1,475  
**Apx Fin BG:** 0  
**Apx Fin SQFT:** 1,475  
**Virtual Tour:**

**County:** Eau Claire  
**Area:** 02 - Ec Schl/Southside  
**School Dist:** Eau Claire  
**Garage Cap:** 2  
**Garage Type:** Attached  
**Year Built:** 2001  
**Taxes:** \$2951.73  
**Tax Year:** 2007  
**Tax ID:** 15-6004  
**Waterfront:** No

**Association:** Y  
**Assoc. Fee:** 306/Q

**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	16 X 12	Carpet	BR 1	M	14 X 12	Carpet
Kitchen	M	13 X 12	Vinyl	BR 2	M	12 X 10	Carpet
Dining Rm	M	13 X 12		BR 3			
Dining Area				BR 4			
Family Rm				BA 1	M	9 X 8	Vinyl
Laundry	M	9 X 9	Vinyl	BA 2	M	9 X 5	Vinyl
Office				Other	M	14 X 12	Carpet

**Included:** Ceiling Fans, Dishwasher, Dryer, Garage Opener, Garbage Disposal, Microwave, Oven/Range, Refrigerator, Washer, Window  
**Excluded:** Sellers Personal

**Basement:** Slab  
**Driveway:** Asphalt  
**Fireplace:** One, Gas Log  
**Fuel Source:** Natural Gas  
**New Const:**  
**Outbuilding:**  
**Sewer:** City Sewer  
**Water:** City-Water  
**Exterior:** Vinyl

**Cooling:** Central  
**Electric:** Circuit Breaker  
**Foundation:** Poured  
**Heating:** Forced Air  
**Occupancy:** At Closing  
**Patio/Deck:** 4 Season Room, Patio-Concrete  
**Showing:** Sign-on Property  
**Water Heater:** Electric  
**Zoning:**

**Directions:** East past Robbins School on E. Hamilton Ave. Take first right (Robin Meadows Ln). East end unit in first building on left side.

**Remarks:** Like new, South facing, 1,475 sf end unit with rear facing sun room and patio. Upgrades in this unit include storm door, additional cabinets, laundry tub, comfort height stools, side-by-side refrigerator & all window coverings. Workbench and shelving in garage are also included. These popular units feature 2 BRs with bath off master BR, dining island, dining room, sun room, large main floor laundry room, gas FP in living room, decorator ledges and open floor plan.

**Legal:** Unit 4208, Building 1, Robin Meadows Condominiums

**Apx Unfin AG:** 0  
**Apx Unfin BG:** 0  
**Apx Unfin SQFT:** 0

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

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



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