

Residential  
801308 Active

712 Hobart St  
Eau Claire, WI 54703

L\$59,900



**Type:** Single Family  
**Style:** 2 Story  
**Bedrooms:** 6  
**Full Baths:** 2  
**Partial Baths:** 0  
**Lot Size:** 132 X 48  
**Acreage:**  
**Apx Fin AG:** 2,280  
**Apx Fin BG:** 0  
**Apx Fin SQFT:** 2,280  
**Virtual Tour:**

**County:** Eau Claire  
**Area:** 01 - Ec Schl/Northside  
**School Dist:** Eau Claire  
**Garage Cap:** 0  
**Garage Type:** None  
**Year Built:** 1881  
**Taxes:** \$1253.90  
**Tax Year:** 2007  
**Tax ID:** 08-0342  
**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	15 X 13	Carpet	BR 1	M	11 X 9	Wood
Kitchen	M	15 X 11	Linoleum	BR 2	M	11 X 9	Linoleum
Dining Rm	M	15 X 9	Wood	BR 3	M	11 X 9	Linoleum
Dining Area				BR 4	U	11 X 10	Vinyl
Family Rm				BA 1	M	9 X 5	Vinyl
Laundry	M		Vinyl	BA 2	U	8 X 5	Vinyl
Office	u	11 X 9	Vinyl	Other	u	13 X 11	Carpet

**Included:** Oven/Range, Refrigerator, Washer, Dryer, Other-See Remarks  
**Excluded:** Sellers Personal, Tenants Personal, Other-See Remarks

**Basement:** Partial  
**Driveway:**  
**Fireplace:**  
**Fuel Source:** Natural Gas  
**New Const:**  
**Outbuilding:** Shed-Storage  
**Sewer:** City Sewer  
**Water:** City-Water  
**Exterior:** Asphalt

**Cooling:** None  
**Electric:** Circuit Breaker  
**Foundation:** Stone  
**Heating:** Forced Air  
**Occupancy:** Other-See Remarks  
**Patio/Deck:**  
**Showing:** Lockbox-None, Other-See Agent Remarks, 24 Hour Notice  
**Water Heater:** Electric  
**Zoning:**

**Directions:** Hastings Way to W on Birch St, L on Germania, R on E. Madison to R on Hobart

**Remarks:** This duplex is a great opportunity for home ownership with a rental upstairs to subsidize the mortgage payments. Many major updates have been done including some vinyl windows, roof, electrical wiring, circuit breakers, furnace, some flooring and more. It's expected that the Tenant upstairs will vacate prior to closing so it's possible to have the entire house to yourself if you wish. This property is priced to sell!

**Legal:** The N. 34' of Lot 5 and the S. 14' of Lot 4, Block 46, Huysen, Marfield-Galloway & Merideth's Addition to the City of Eau Claire

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

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

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



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