



**1918307**      **Active**      **Single Family**      **Price: \$151,350**

**646 E Franklin St**      **City**      Sparta      **U23**  
**Sparta WI 54656**      **County:**      Monroe  
**Subdivision:**

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**Bedrooms:** 3      **Finished Above Grade SqFt:** 1,246  
**Full Baths:** 1      **Fin Part/All Below Grd SqFt:** 0  
**Half Baths:** 1      **Total Finished SqFt:** 1,246      List Agent  
**Year Built:** 999      *Other*      **Open House Info**  
**Est. Acres:** 0.19      *Assessor*  
**Full Garage:** 2

[Schedule a Showing](#)      **Show Date:**

Corner of Rusk And East Franklin

<b>Living/Great:</b> M 12x15	<b>Primary Bedrm:</b> U 13x13	<b>Laundry:</b>	<b>Baths</b>	<b>School Info</b>
<b>Formal Dining:</b> M 11x14	<b>2nd Bedroom:</b> U 11x12	<b>Den/Office</b> M 12x12	<b>Full</b> <b>Half</b>	<b>(D)</b> Sparta
<b>Dining Area:</b>	<b>3rd Bedroom:</b> U 11x13		<b>Upper:</b> 1 0	<b>(E)</b> Call School District
<b>Kitchen:</b> M 13x15	<b>4th Bedroom:</b>		<b>Main:</b> 0 1	<b>(M)</b> Call School District
<b>Family Room:</b>	<b>5th Bedroom</b>		<b>Lower:</b> 0 0	<b>(H)</b> Sparta

<b>Lake/River:</b>	<b>Parcel:</b> 281-01668-0000	<b>Net Taxes:</b> \$ 2,206 / 2020	<b>Land Assess:</b> \$ 11,300
<b>Feet WaterFront:</b>	<b>Zoning:</b> G1	<b>Builder:</b>	<b>Improvements:</b> \$ 111,300
<b>Lot Dim:</b>	<b>HOA Dues/Yr:</b>	<b>Owner:</b>	<b>Total Assess:</b> \$ 122,600 / 2020

<b>Type</b>	2 story	<b>Fuel</b>	Natural gas
<b>Architecture</b>	National Folk/Farm	<b>Heating/Cooling</b>	Forced air, Central air
<b>Primary Bed Bath</b>	None	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Kitchen Features</b>	Kitchen Island, Dishwasher	<b>Driveway</b>	Unpaved
<b>Basement</b>	Partial		
<b>Garage</b>	2 car, Detached, Opener		
<b>Exterior</b>	Aluminum/Steel		
<b>Lot Description</b>	Corner, Adjacent park/public land, Sidewalk		

**Interior Features** Cable available, At Least 1 tub  
**Exterior Features** Deck

**Included:** Kitchen island, built in dishwasher

**Excluded:** Sellers personal property.

Location, Location, Location! Charming 3 bdrm, 1.5 bath home with plenty of storage having double closets in two bedrooms and one closet in third bedroom. Conveniently located on a corner lot with alley access near Aquatic Center & ball diamonds. Large deck & wrap around enclosed porch for entertaining or quiet enjoyment. Many updates including 200 amp service, vinyl replacement windows, water heater, gas furnace, porch roofs shingled in 2019, garage shingled in 2020. Well maintained home.

<b>LstAgt:</b> <b>Debra Douma</b> 37968-94 <b>CoLst:</b>	<b>List Date:</b> 8/26/2021	<b>Expire Date:</b> 2/26/2022
Pref: 608-487-4619	<b>Subagent Comm:</b> 2.4%	<b>Electronic Consent:</b> Yes
debbiedouma122@hotmail.com	<b>BuyerAgent Comm:</b> 2.4%	<b>Exclusive Agency:</b> No
<b>VIP Realty</b>	<b>DOM:</b> 21 <b>CDOM:</b> 21	<b>Licensee Interest:</b> No
Off: 608-374-4790      Fax #: 608-374-4794	<b>AO Date:</b>	<b>Limited Service:</b> No
1600 Superior Ave	<b>Closing Date:</b>	<b>Multiple Rep:</b> Yes
Tomah WI 54660-2742	<b>Financing:</b>	<b>Named Exceptions:</b> No
<b>SaleAgt:</b>	<b>Sale Factors:</b>	<b>Policy Letter:</b>
<b>Sold Price:</b>	<b>Competing Offers:</b>	<b>Variable Comm:</b> No
<b>Concessions:</b>		

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