



**MLS #: 1587138**    **Active**    **Single Family**    **Price: \$75,000**    **AUC**  
**2540 Austin Pl**    **City Beloit**    **P02**  
**County:** Rock    **Zip:** 53511    **State:** WI  
**Subdivision:** Bootmaker Manor

**Bedrooms:** 3    **Est. Fin Above Grade SqFt:** 1264  
**Full Baths:** 1    **Est Fin Below Grd Exp SqFt:**  
**Half Baths:** 0    **Est. Finished Non-Exp SqFt:**  
**Est. Age:** 36    **Est. Total Finished SqFt:** 1264

**Directions:** Cranston to Northeast on Austin Place, Near corner of Shopiere and Cranston

**Click M for Map:**

**Click D for Documents (if any):**

	<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Lvl</u>	<u>Dim</u>		<u>Baths</u>		
<b>Living Rm:</b>	M	18x13	<b>Mstr BedRm:</b>	M	11x14	<b>Laundry:</b>	L	13x18		<b>Full</b>	<b>Half</b>	<b>1/4</b>
<b>Dining Rm:</b>	N		<b>2nd BedRm:</b>	M	09x12	<b>Back Porch</b>	M	12x17	<b>Upper:</b>	0	0	0
<b>Kitchen:</b>	M	09x17	<b>3rd BedRm:</b>	M	10x10	<b>Bar Room</b>	L	12x14	<b>Main:</b>	1	0	0
<b>Family/Rec:</b>	M	14x17	<b>4th BedRm:</b>	N					<b>Lower:</b>	0	0	0
<b>School District:</b>	Beloit		<b>Elementary:</b>	Morgan		<b>Middle:</b>	Aldrich		<b>High:</b>	Memorial		

<b>Legal:</b>	L 2 B 16 Bootmaker Manor 1st Add			<b>Land Assess:</b>	\$ 30,400
<b>Parcel #:</b>	21932270	<b>Zoning:</b>	Res	<b>Improvements:</b>	\$ 102,500
<b>Est. Lot Size:</b>	142x155	<b>Builder:</b>		<b>Total Assess:</b>	\$ 132,900 / 2008
<b>Est. Lot Sq. Ft:</b>				<b>Net Taxes:</b>	\$ 2824 / 2008

<b>Type</b>	1 story	<b>Fuel</b>	Natural gas
<b>Style</b>	Ranch	<b>Heating/Cooling</b>	Forced air
<b>Master Bedrm Bath</b>	None	<b>Water/Waste</b>	Municipal water, Municipal sewer
<b>Dining</b>	Eat-in kitchen	<b>Roof</b>	Compstn/Fiberglass
<b>Kitchen Features</b>	Range/Oven, Refrigerator	<b>Barrier-free</b>	Open floor plan
<b>Fireplace</b>	None	<b>Miles to Capitol</b>	Over 50 miles
<b>Basement</b>	Full, Finished	<b>Terms/Misc.</b>	Cash, AUCTION
<b>Garage</b>	2 car, Attached	<b>Waterfront</b>	N/A
<b>Driveway</b>	Blacktop/Asphalt	<b>Lake/River</b>	
<b>Exterior</b>	Vinyl	<b>Energy Efficient/Green</b>	N/A
<b>Lot Size</b>	Under 1/2 acre	<b>Farm Features</b>	N/A
<b>Lot Description</b>	Standard, Close to busline		

**Interior Features** Painted wood trim, Some window coverings, High Speed Internet

**Exterior Features** 3-season porch, Front porch, Storage building

List Price is Opening Bid !! 10% Buyers Fee Auction. High Bid + Buyers Fee = Final Sale Price. Offers written prior to Auction must include Buyers Fee. Property Selling "AS IS" w/ "NO CONTINGENCIES"! \$1,000 down in earnest money upon acceptance w/ 30 days to close.-- AUCTION DATE: SUN. APRIL 25TH---1:00 PM ON SITE. PREVIEW PROPERTY: SUN. APRIL 11TH 1-2 PM & SUN. APRIL 18TH 1:00-2:00 PM. Be the successful bidder!

**Sold Price:**                      **PtsPd/SlrCr:**                      **Closing Date:**

This information provided courtesy of: United Country-Beloit Auction & Rea

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