

14 Whitcomb Circle

2 bedrooms ♦ 1.5 bath ♦ 1,272 square feet



Orchard Ridge Neighborhood



**Alvarado**
REAL ESTATE GROUP

Carlos Alvarado ♦ Carlos@TheAlvaradoGroup.com ♦ 608.438.6757



Enjoy the great location and move-in ready townhouse condo! With 2 bedrooms and 1.5 bathrooms - the first floor features bamboo flooring and a combined dining and living room with a cozy gas fireplace. The kitchen cabinets were recently painted, appliances have been upgraded, and it comes with a good size pantry. The upper floor offers two large bedrooms that share a full bathroom with a double sink. Spacious, walk-in closet in the main bedroom. The private back patio is perfect for your BBQ gathering. The furnace, air conditioner, water heater, and roof were all replaced in 2021.

Energy Usage

Average Gas & Electric: \$146

Average Gas: \$65 (high: \$117, low: \$36)

Average Electric: \$81 (high: \$111, low: \$58)



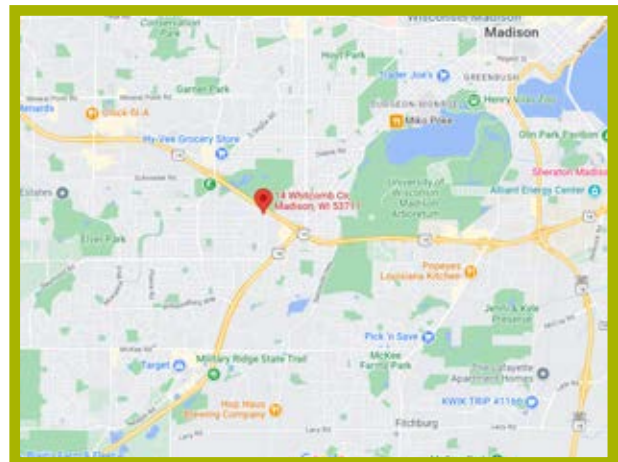
Features

- ◆ 2020 Garage insulation
- ◆ 2018 Updates:
 - Half bathroom renovated
 - Garage door
 - Kitchen countertops
 - Disposal
 - Water heater
- ◆ 2018 Living room Bamboo flooring replaced
- ◆ Gas fireplace
- ◆ Private entrance
- ◆ Modern color palette throughout



Orchard Ridge Neighborhood

Orchard Ridge is a suburb developed in the 50s and 60s with sprawling ranch and mid-century modern homes on large, wooded lots. It is one of the few neighborhoods in Madison with a private pool for summer recreation and swimming lessons. Vitense Golfland offers year round fun with indoor and outdoor activities including miniature golf, a par three course, and driving range. Across the street is Michael's Frozen Custard. In addition to numerous parks, other notable nearby attractions include: Lussier Family West YMCA and Meadowridge Branch Library. The neighborhood hosts multiple child care centers and is the proud home of Orchard Ridge Elementary and Toki Middle Schools. Several shopping areas are accessible and commuting is a breeze with the nearby beltline. If biking is your preferred mode of transport, you are in luck. The neighborhood is well situated to take advantage of Military Ridge State Trail, Capital City State Trail, Badger State Trail, the Southwest Commuter Path and the Arboretum. A short six mile commute puts you right in the heart of downtown Madison.



Madison Metropolitan School District

- ♦ Orchard Ridge Elementary ♦ Toki Middle ♦ Memorial High