

5 S. Broom Street

1 bedrooms ♦ 1 bath ♦ 686 square feet



Capitol Neighborhood



April Johnson ♦ April@TheAlvaradoGroup.com ♦ 608.358.7481



Downtown living with modern conveniences and smart features! Private entrance, covered parking and 2 patios! Back patio is gated, private, measures 25' x 8' and includes green space perfect for fido, grilling, and outdoor living! Parking accessed through the mail room or out your back gate. Light, bright and airy feel with 12' ceilings, natural light and plenty of storage! Check out the 2'x6'x12' storage area behind the TV! Clever layout includes lofted nook in the master that fits a queen size bed, has 4 power outlets, and a built in nightstand. (Previous owners had bed on main level.) Full size washer and dryer '18. Hardwood Maple and tile floors, stainless appliances, and quartz countertops. Smart Nest thermostat and Phillips Hue lights. Solid, sound-proof building and small association. All you need and nothing you don't!

Energy Usage

Average Gas & Electric: \$131

Average Gas: \$30 (high: \$47, low: \$272)

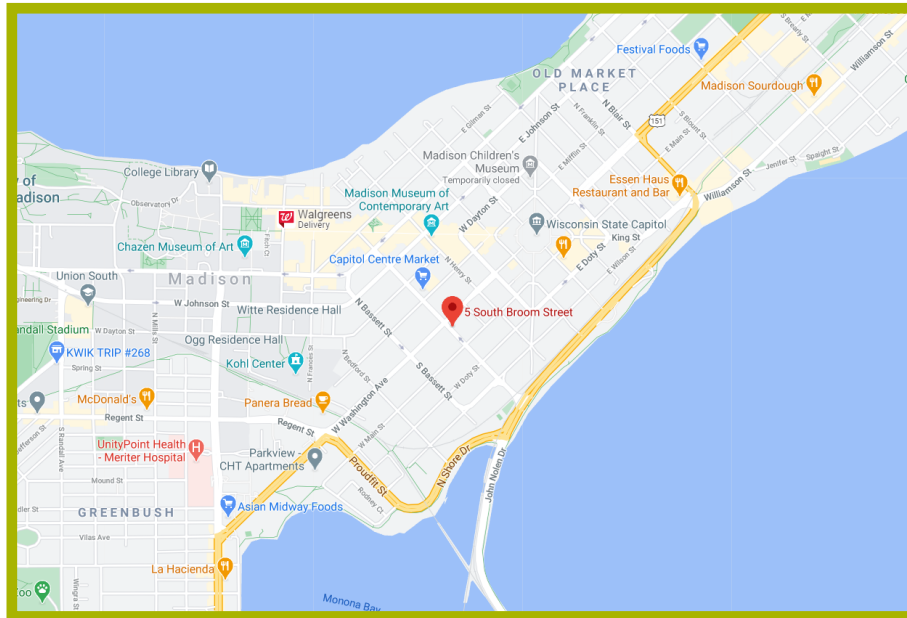
Average Electric: \$101 (high: \$135, low: \$68)



Features

- ♦ 2019 New water heater
- ♦ 2019 New garbage disposal
- ♦ 2019 Condo updated exterior: new EIF siding
- ♦ 2018 New LG washer & dryer
- ♦ 12 foot ceilings
- ♦ Large southwest facing picture windows
- ♦ 2 private patios
- ♦ Modern building built in 2007
- ♦ Extremely quiet construction
- ♦ 3 blocks from the Capitol Square
- ♦ On bus lines
- ♦ 95 Walker's Paradise & 99 Biker's Paradise scores per [WalkScore.com](https://www.walkscore.com)

Capitol Neighborhood



Courtesy of Google Maps

The Capitol Neighborhood is at the heart of Madison. This area is marked by Lake Monona on the southeast, Proudfit Street to Regent St. to Park Street to Lake Mendota, extending along the lakeshore to James Madison Park. With easy access to both lakes, city's bike paths, UW Campus, downtown shopping and dining hotspots, it is filled with nearby activities and events year round. Capitol Neighborhoods comprises the State Capitol and the oldest residential neighborhoods of Madison, making it filled with historic sites and one of a kind architecture.

Madison Metropolitan School District

- ♦ Franklin/Randall Elementary School
- ♦ Hamilton Middle School
- ♦ West High School