

4907 Roigan Terrace Monona, WI 53716

0.189 acres / \$349,000

3 BR, 1 bath, 1095 sq. ft.

The house is offered “as is” with no warranties from the seller. Previous owner lived in it lightly for 34 years and meticulously carried out annual furnace/AC checks, made timely repairs, and groomed and landscaped the gardens and yard (see list on next page).



We have established a price of \$349,000 for the house and lot based on its assessed value and current trends in Monona.

Located in a pleasant, walkable neighborhood a block from Winnequah Elementary School and Firemen’s Park — through which one can stroll a paved path to the municipal offices, library, community pool and adjacent Winnequah Park — this house features hardwood floors with kitchen and bathroom linoleum; clean, open rooms; bright windows; a partially finished basement easily remodeled if desired; and good quality, conveniently accessed and maintained utilities and appliances.

The lot’s mature landscaping largely shields the easily maintained back yard from neighbors year-round and includes a well-built, wooden, shingled-roof garden shed.

Please contact Ken Scott or Brian Bigler
608-437-7776 home
608-358-0894 Ken’s cell

Send bid/Offer to Purchase to ken@mhtc.net.

Recent Maintenance Record for 4907 Roigan Terrace

Roof

Sep	1995	entire roof replacement
Feb	2006	new water heater chimney vent
Apr	2006	new seamless aluminum gutters w/ 3 downspouts
Oct	2009	leaf shields, small-hole steel powder coated, on all gutters
Sep	2012	chimney & shingle repairs
Oct	2019	new SE bedroom window, new awning, gable water damage repaired (drywall tear remains)

HVAC

		professionally maintained annually
May	2002	new furnace & A/C: Bryant 395C 111,000 BTU Mid-Efficiency
May	2002	new A/C: Bryant 561 2-Ton A/C, new electric wiring

Plumbing

Mar	2006	new bathroom lavatory sink
Jun	2006	new laundry tub & faucet
Jun	2010	new outside faucet 8" Sioux Chief 1/4 turn 1/2 MIP frostproof
May	2012	new toilet wax-ring seal, new tub drain
Sep	2015	toilet rebuilt, new flush valves & gaskets
Jan	2016	tub grab bar
Jan	2016	new Alson 1010LPK tub spout & 44PB handheld shower assembly
Jul	2016	new water heater Bradford White 40 gal Chimney Vent
Aug	2018	new water softener, Foxwater model 32DPH

Electric

Dec	2005	purchased new Whirlpool refrigerator w/ top freezer
Aug	2007	2 new switches & outdoor lights
Aug	2009	new circuit & basement outlet in SE room, PANEL inspection
Jun	2022	2 new light switches at front door, new deadbolt

Landscaping

	1989	evergreen border planted; mature backyard screen today
Nov	2018	backyard tree thinned for wind resistance/safety