

For appointment Text Rent216 to 84444



216 N. Hamilton Street

Quick Facts

Distance from James Madison Park/Lake Mendota	2 Blocks
Distance from Pinkus McBride Deli	1 Block
Distance from Capitol Square/Farmers Market	2 Blocks
Distance from State Street	4 Blocks

Monthly Rent	\$1,995 per month (including water, sewer, trash)
	\$2,395 per month (totally redone – see back)

Apartment Style	5 bedrooms, 2 bathrooms
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Pet Policy	No pets allowed
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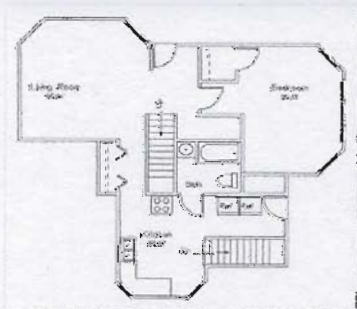
Parking	Available for \$85/per month
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Options
w/upgrades!

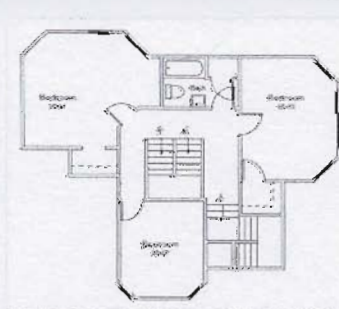
The Rest of The Story

One of a kind 3-level campus property offers 5 large bedrooms (4 with wood floors and 1 with carpet). Living room features a faux fireplace with an oak mantel and original oak built in cabinet. Large and modern kitchen provides plenty of storage and pantry space along with a dishwasher and two refrigerators. Each bedroom is bright and sunny and has roomy closets. There is a private secure entrance along with a shared basement where we provide to you additional locked storage.

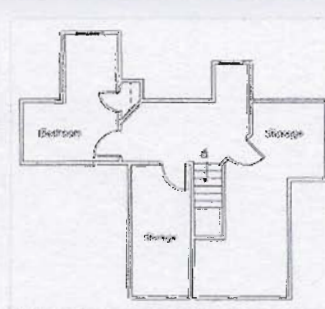
Floor Plan and Exterior Picture



First Floor



Second Floor



Third Floor

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608-577-0081

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This unit maybe rented with a complete overhaul that will be completed by August 15th, 2010!

Upgrades will include all newly installed or completed:

- **Laminate wood floor (1st and 2nd floor)**
- **Laminate ceramic floor in kitchen**
- **Kitchen redo with all new cabinets, countertops, dishwasher, and appliances**
- **1st Floor bathroom redo to include ceramic floor, ceramic shower, sink base and marble vanity top, toilet, hardware, and mirror.**
- **Decorator selected colors for total re-paint**
- **All new light fixtures throughout unit**
- **New door hardware**
- **New carpeting in common hallways, stairs, and 3rd floor**
- **2nd Floor bathroom redo to include ceramic shower install, sink base and marble vanity top, toilet, hardware, and mirror**
- **New drop ceiling installation as needed**