

# 534 Westmorland Blvd



## Westmorland Home for Sale

Gorgeous Westmorland home for sale located right across from Westmorland Park! Offers newer windows, gleaming hardwoods, original built-ins and plenty of character and charm. Features two main level bedrooms and a HUGE 2nd floor master bedroom with skylights, vaulted ceiling, exposed brick & knotty pine ceiling. Enjoy the beautiful landscaping & your morning coffee from your 3 season porch. Just a short walk from the bus stop, bike path, golf course, Arboretum & Monroe St. An awesome value in Westmorland!

Listed by: **DAN MILLER**  
**KELLER WILLIAMS REALTY**  
608-852-7071

[www.madcitydreamhomes.com](http://www.madcitydreamhomes.com)

# Living Room



- Open Concept
- Hardwood oak floors
- Bay window
- Fireplace
- Abundant light

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## Dining Area



- Original built-ins
- Hardwood oak floors
- Ceiling fan

# Kitchen



- Vintage cabinets
- Gas stove, fridge, dishwasher, microwave
- Adjoining laundry



## Master Bedroom



- Upper level
- Skylights with blinds
- Exposed knotty pine, vaulted ceiling
- Spacious
- Exposed brick

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## Master Bathroom



- Newer flooring
- New walk in shower
- Walk in closet
- Exposed knotty pine ceiling
- Skylight

## Bathroom 2



- Excellent condition
- Vintage features

## Bedroom 2



- Main level
- Original refinished hardwood floor
- Window to porch

## Bedroom 3



- Main level
- Original refinished hardwood floor
- Window to porch

## Family Room



- Lower level
- Carpeted
- Adjoining root cellar and storage space
- Sink

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## Exterior Features



- 3-season porch
- Glass and screens
- Perfect for coffee and/or glass of wine

- Extensive landscaping
- Hundreds of perennials
- Privacy fence
- Peaceful setting



## **Dimensions**

**Living Room: 27 x 13**

**Kitchen: 14 x 10**

**Family Room: 20 x 18**

**Master Bedroom: 23 x 17**

**2nd Bedroom: 13 x 13**

**3rd Bedroom: 14 x 11**

**Master Bathroom: 10 x 9**

**Bathroom 2: 9 x 7**

**3-Season Porch: 14 x 8**

*\* All dimensions are approximate*

# Welcome to the Westmorland Neighborhood!



Westmorland real estate is always among the most popular in all of Madison. Recently named to Madison Magazine's list of "Great Neighborhoods", this classic near west side subdivision features a nice selection of mid-century homes in an uber-convenient location. The properties here offer excellent access to local schools, parks, bike paths, restaurants, and shopping venues. What's more, the neighborhood association is among the most active in all of Madison. Walk the streets of this neighborhood and you'll catch the friendly vibe this area is known for.

The Westmorland neighborhood is located south of Mineral Pt. Road between Midvale Blvd. and Glenway Street on Madison's near west side. Here you'll find a nice selection of Cape Cod, colonial and ranch style designs - and even a few Lustron houses as well. As families have grown in size, many of the homes in Westmorland have grown, too. Take a walking tour of the neighborhood and you'll see many of the properties in the area have been added on to over the years. This is a testament to popularity of the neighborhood, where many growing families have opted to build additions onto their homes over moving to a different neighborhood that offers properties with more square footage.

## Neighborhood Schools

Local households are zoned to the Madison West High School attendance area, which includes Cherokee and Hamilton Middle Schools, as well as Midvale and Lincoln Elementary. Queen of Peace Church, located within the neighborhood, also offers schooling through grade eight

## Parks and Recreation

Westmorland Park is a fixture in this neighborhood and a place where neighbors and families connect. This scenic park includes a reservable shelter, tennis courts, a volleyball court, a softball field, a children's playground and many picnicking opportunities on almost 12 acres of space. Not far from the park, the Southwest Commuter Path meanders along the southern edge of the neighborhood. Many biking enthusiasts use the path to access other local parks such as Wingra Park and the UW Arboretum. The path also makes for an easy commute by way of bicycle to the University of Wisconsin and Downtown Madison.

Residents here also enjoy convenient access to two public golf courses. Odana Hills Golf Course is located on Odana Rd. not far from the southern edge of the subdivision. Glenway Golf Course is located on the eastern edge of the community on Mineral Pt. Road and Glenway Street.

## Local Shops and Restaurants

Many shopping and restaurant districts are conveniently located near the Westmorland community. Sequoya Commons, which houses the Sequoya Library, is located on the southern edge of the neighborhood. Hilldale Mall is located just two minutes to the north. Monroe Street is less than 5 minutes to the east, while West Towne Mall is less than 10 minutes to the west.

## Westmorland Neighborhood Association

The local neighborhood association is one of the most active in all of Madison. Annual neighborhood events include a winter play day, a Halloween parade and party, an Earth Day celebration at Westmorland Park, and a 4th of July parade that begins at Queen of Peace Church and concludes with a day of fun at the park. The association plans and promotes a number of other events throughout the year, as well.

*For more information, visit these websites:*

[www.madcitydreamhomes.com/westmorland.php](http://www.madcitydreamhomes.com/westmorland.php)

[www.westmorland-neighborhood.net](http://www.westmorland-neighborhood.net)