

21 S Yellowstone Drive



Parkwood Hills home for sale! 4 bedrooms, 2.5 baths & over \$64,000 in upgrades! Open concept main level features spacious kitchen with solid surface counters, center island & abundant storage. Upper level offers 3 spacious bedrooms including master suite & tastefully remodeled bath. Lower level includes a 2nd kitchen, family room & patio walk-out. Fenced in back yard with mature landscaping creates a private & safe setting for the entire household. Walk to all 3 schools, the park & the pool!

Listed by: **DAN MILLER**
RE/MAX Preferred
608-852-7071

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Living Room



- Hardwood flooring
- Warm colors
- Open concept
- Skylight
- Built-in bookcase
- Pleasant view of backyard

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Dining Room

- Hardwood flooring
- Distinctive lighting
- Located right off of the kitchen

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Kitchen



- Solid surface counters
- Center island
- Abundant storage
- Warm colors
- Recessed lighting
- Under cabinet lighting



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Master Bedroom

- Spacious
- Hardwood floors
- Updated bathroom
- Good closet space

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Master Bathroom



Bathroom 2



Bathroom 3

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Bedroom 2

Bedroom 3



Bedroom 4

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Family Room



- Fireplace
- 2nd kitchen
- Patio walk-out
- Great for entertaining and overnight guests

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Patio

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- Spacious yard
- Flowering trees
- Mature landscaping
- Fenced in
- Great for kids and pets

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DIMENSIONS

Living Room 19x12

Dining Room 12x9

Kitchen 16x12

Family/Recreation Room 20x20

Master Bedroom 15x12

2nd Bedroom 15x11

3rd Bedroom 11x10

4th Bedroom 14x12

**All Dimensions are Approximate*

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Welcome to Parkwood Hills

The Parkwood Hills neighborhood is one of the most popular destinations for home buyers on the west side of Madison. Roughly bounded by Old Sauk Rd to the north, Mineral Pt Rd to the south, Yellowstone Rd to the east, and Gammon Rd to the west, the homes in this part of Madison can sell very quickly.

Most of the houses in the neighborhood were constructed in the 1960s and 1970s. Popular architectural styles include colonial, ranch and Cape Cod designs. This is a very picturesque area - with tree-lined streets that wind their way throughout the neighborhood. Most of the houses here offer 3 or 4 bedrooms and are priced between \$300,000 and \$450,000 with some homes occasionally selling for higher prices.

One very strong selling point of this subdivision is its close proximity to the local elementary school, middle school, and high school.

Parkwood Hills Schools

Parkwood Hills is one of the only neighborhoods in Madison where the children can easily walk to all three public schools. John Muir Elementary, Jefferson Middle School, and Memorial High School are all located within the subdivision. St Thomas Aquinas, a private school located at 602 Everglade Drive, is also located within the neighborhood.

Local Parks and Recreation

Local parks include Everglade Park and Owen Conservation Park, a west-side gem which offers a great getaway for bird-watching, hiking, and cross-country skiing. The Parkcrest Pool & Tennis Club is located on the corner of Inner Drive and Yellowstone Drive. The pool is a popular hang-out for friends, neighbors and children throughout the entire summer.

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Local Shopping & Entertainment Destinations

Parkwood Hills is located near West Towne Mall and many other shopping, restaurant, and entertainment destinations on Mineral Pt Rd, Odana Rd, and Gammon Rd - to name a few.

Parkwood Hills Neighborhood Association

The Parkwood Hills Neighborhood Association is among the most active in all of Madison and a big reason behind the strong popularity of the neighborhood. The association sponsors a number of events throughout the year, including a 4th of July parade and party, a neighborhood pool party, and the Easter egg hunt and Halloween bonfire at Everglade Park.

For more information, visit:

MadCityDreamHomes.com/parkwood-hills.php

ParkwoodHills.org



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