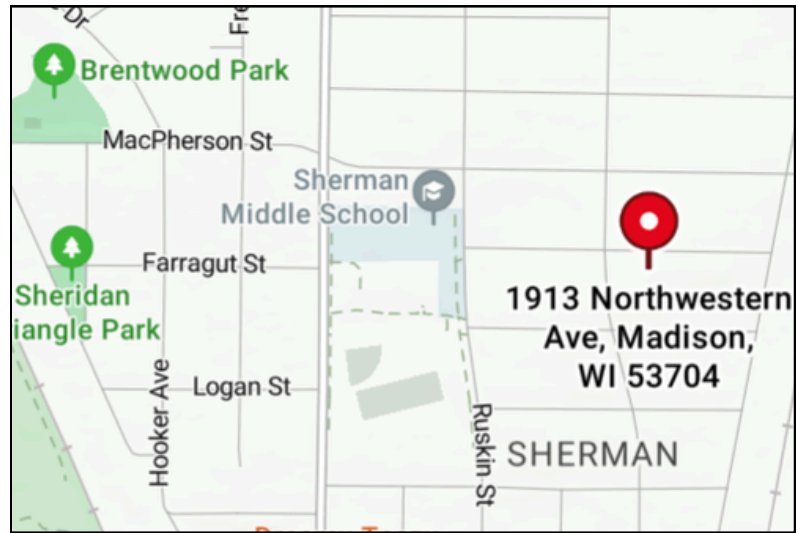




AFFORDABLE COTTAGE-STYLE HOME FOR SALE

1913 NORTHWESTERN AVE
MADISON, WI 53704



Welcome to 1913 Northwestern Ave—an inviting, zero-barrier cottage-style home on Madison’s Northside designed for comfort, simplicity, and accessibility. This thoughtfully designed single-level home offers 714 square feet of easy living, featuring two cozy bedrooms and one full bath, all finished with durable and stylish luxury vinyl plank flooring.

Enjoy seamless, step-free access from the front door and throughout the entire home, making it an ideal option for those seeking convenience and mobility-friendly living. Outside, a spacious fenced-in backyard provides room to relax, garden, or entertain, complete with a large shed for storing tools and outdoor equipment.



Home Features

1913 NORTHWESTERN AVE, MADISON, WI 53704

PRICE: \$171,370

- Zero Barrier Northside Cottage-style home
- Main floor: 714 sq ft. 2 small bedrooms, 1 bath with luxury vinyl plank floors
- Single floor home with direct front door accessibility and no stairs within the home
- Large fenced-in back yard with large shed for lawn tools
- \$75/month ground lease fee



Appliances:

- Stove, fridge, washer and dryer

Flooring:

- LVP in living room, bedroom, and hallway
- Tile in bathroom

Parking & Storage

- Driveway
- No basement

Home Improvements:

- All windows were updated in 2016
- AC updated in 2021
- Water heater updated 2021
- Roof replaced in 2019

Monthly Dues:

- \$75 Ground Lease Fee

Utilities:

- MG&E, Madison Municipal Services

School District:

- Madison Metropolitan School District. To learn more about schools [CLICK HERE](#)



Join us for an Open House at
1913 Northwestern Ave from
10am-12noon on:

- Saturday, May 16
- Sunday, May 17

MACLT Homes & Eligibility Criteria

This home is a permanently-affordable Community Land Trust (CLT) home. Under the CLT model, you buy your land trust home at a below-market price -- and in return, when you are ready to sell, you agree to sell to another income-eligible household at a predetermined below-market price. Technically, how it works is: you purchase the home, but not the land. You get to use the entire property as if you own it, but you hold a ground lease with MACLT which, among other provisions, sets the resale formula for when you are ready to sell the home. Our resale formula which governs the resale price is: Future sale price = Initial purchase price + 1% simple interest per year owned + any Qualified Capital Improvements you have made to the home.

You can stay in your CLT home as long as you live -- and you can pass it along to your children or another member of your household so long as they have incomes below the income limits. Or you can resell and get back the equity you put in, plus some on top. The CLT model helps keep homes affordable for current home buyers and for future generations, meeting the long-term needs of the community. You can learn more at www.maclt.org. Note that to qualify to buy this house, the following conditions must apply:

ELIGIBILITY CRITERIA FOR THIS HOME

- Household income at or below 80% of Dane County's area median income (see table below)
- Submit an MACLT pre-application to determine home buyer eligibility
- Attend an MACLT orientation with staff
- Mortgage pre-approval with an MACLT-approved lender for the value of the house available, with consideration for required down-payment and available down-payment assistance
- Attend a HUD-certified Home Buyer Education Workshop (completion certificate valid for 18 months).

[See here for a schedule of courses.](#)

You should first fill out our [MACLT Pre-application](#) to begin the process!

Pre-applications should be submitted as soon as possible. All other eligibility criteria do not need to be met in any order, but all must be met before a prospective buyer can close on a CLT home. If multiple people are interested in a home, a top buyer will be selected according to an equity-based point system using MACLT's [Applicant Selection Criteria](#).

2026 Maximum household gross (before taxes) income limit (80% Dane County Median):

FY 2026 Income Limit Category	Household Size							
	1	2	3	4	5	6	7	8
80% Income Limits	\$74,800	\$85,450	\$96,150	\$106,800	\$115,350	\$123,900	\$132,450	\$141,000



Upcoming MACLT Orientation



The MACLT orientation will review the Madison Area Community Land Trust program, which you can also learn more about at our website – www.maclt.org

Wednesday, May 13, 5:30-6:30 PM PM

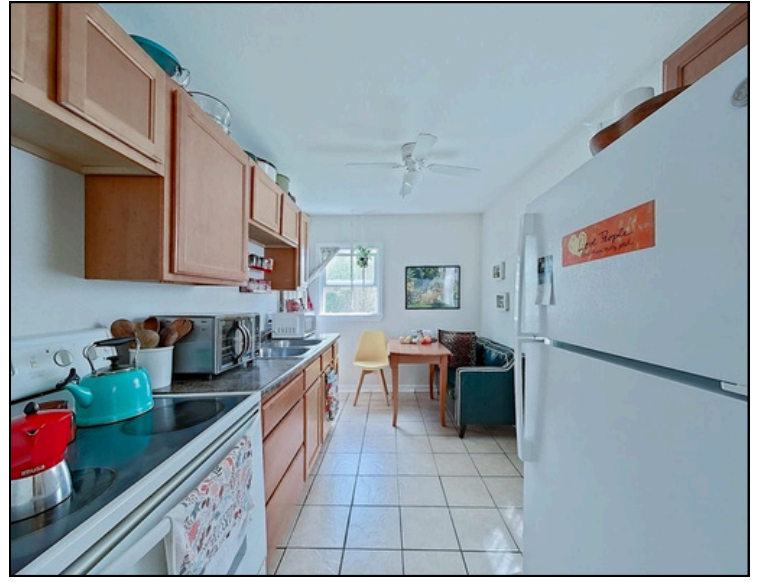
- **Virtual on Zoom, to register [CLICK HERE](#)**

Attending an orientation is required to purchase an MACLT home. Contact housing@maclt.org if you need assistance or cannot make the scheduled time but are interested in this home.

1913 Northwestern Ave Photo Gallery



Kitchen



Kitchen



Bathroom



Living room



Living room



Living room



1913 Northwestern Ave Photo Gallery



Bedroom 1



Bedroom 2



Exterior Front



Exterior Front

