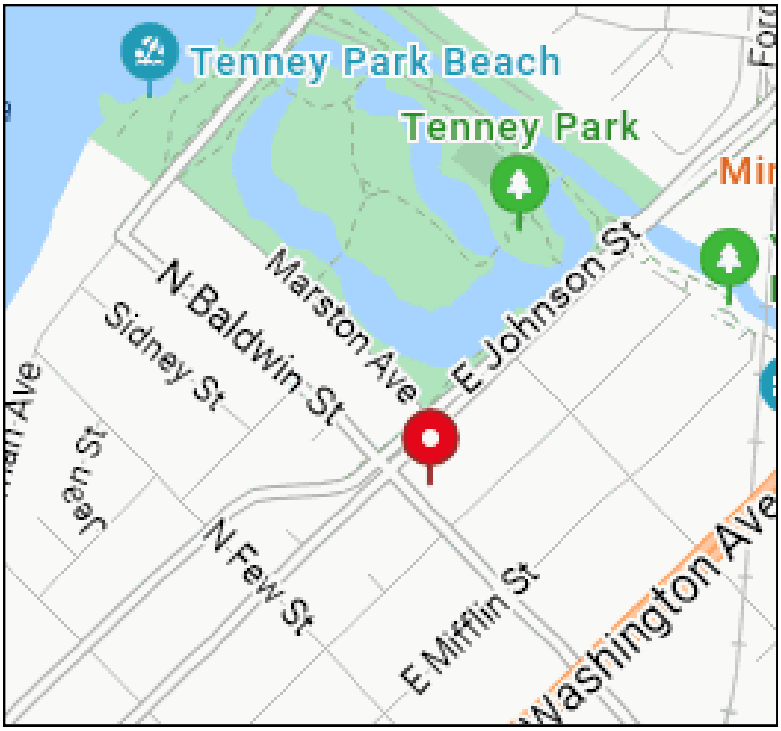
MACLT
MADISON AREA COMMUNITY LAND TRUST

CHARMING 2-BEDROOM HOME NEAR TENNEY PARK FOR SALE!

209 N. BALDWIN STREET MADISON, WI 53703





Charming 2-Bedroom Home Near Tenney Park! Discover the perfect blend of comfort, character, and convenience in this charming 2-bedroom, 1-bathroom home located just blocks from beautiful Tenney Park! Situated in Madison's vibrant near-east side, this 855-square-foot home features an updated open-concept kitchen and living area, beautiful hardwood floors, and LVP flooring in the kitchen. Recent exterior updates include new roof, siding, and fascia. There is also a backyard chicken coop! With Tenney Park, neighborhood restaurants, local shops, and downtown Madison nearby, this home offers a wonderful opportunity to enjoy all that the near-east side has to offer.

MADISON AREA COMMUNITY LAND TRUST housing@maclt.org (608)571- 5568 www.maclt.org

Home Features

209 N. BALDWIN STREET, MADISON, WI 53703

PRICE: $197,500.00

- Single story home
- 2 Bedrooms
- 1 Bath
- 855 sq ft.
- $75/month ground lease fee



Appliances: Range, Dishwasher, Washer and Dryer
**Fridge is not included

Flooring:
- LVP flooring in the kitchen
- Wood flooring throughout the rest of the home

Parking & Storage:
- Street parking in the neighborhood

Home Improvements:
- Upgraded open concept kitchen/living room
- New roof, siding, and fascia
- Chicken coop

Monthly Dues: $75 Ground Lease Fee

Utilities: MG&E, Municipal water & sewer



Join us for an Open House at 209 N. Baldwin Street on:

- Saturday, November 21st, 1 PM- 3 PM
- Sunday, November 22nd, 9 AM-11 AM

School District:
- Madison Metropolitan School District. To learn more about schools **CLICK HERE**

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, it works like this: you purchase the home, but not the land. You get to use the entire property as any homeowner would, 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 sets 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 are income-qualified. Or you can sell the home 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 assess home buyer eligibility
- Attend an MACLT orientation with staff
- Pre-approved for a mortgage 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.**

Begin the process by filling out our MACLT Pre-application!

Submit your pre-application 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

EQUAL HOUSING OPPORTUNITY

Upcoming MACLT Orientation



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

Thursday, November 19th, 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 orientation but are interested in this home.

209 N. Baldwin Street Gallery



Kitchen



Kitchen



Bathroom



Living room

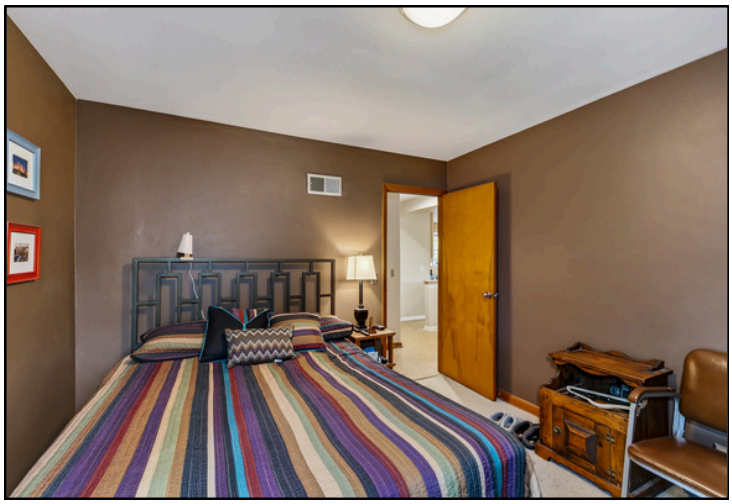


Living room



Living room

209 N. Baldwin Street Gallery



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Basement



Basement

209 N. Baldwin Street Gallery



Backyard



Backyard



Backyard



Backyard



Exterior



Exterior