



Listing Agent

Gayle Colassaco  
(906) 364-0621  
gayle@silverproperties.com

919 East Cloverland Drive Ironwood, MI 49938  
www.silverproperties.com Fax 906/932 1583  
E-mail talk2us@silverproperties.com

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|   |                                  |   |                   |  |
|---|----------------------------------|---|-------------------|--|
| <b>Property Address</b><br>E6178 Edelweiss Lane, #709, Ironwood, MI   |                                  | <b>Bedrooms</b><br>4  | <b>Baths</b><br>2 | <b>New Price</b><br>\$120,000          |
| <b>Legal Description</b><br>Sec 31, T48N, R46W, Map No. P80, Lots 8 & 9, Alpine Village North                               |                                  | <b>Fireplace</b><br>Brick - Wood & Wood Stove   |                   | <b>Special Terms</b><br>-----          |
| <b>Parcel #</b> 2703-12-500-900 & 2703-12-500-800   |                                  | <b>Heating</b><br>Electric/FA   |                   | <b>Closets</b><br>3                    |
|   |                                  |   |                   | <b>Shower</b><br>Yes (2)               |
|   |                                  | <b>Heat &amp; Electric</b><br>\$270 (Budget Plan)   |                   | <b>School</b><br>Ironwood              |
| <b>Taxes</b><br>\$2,293.26  | <b>Taxable Value</b><br>\$46,463 | <b>Electrical</b><br>Circuit Breaker (200 amp)  |                   | <b>Possession</b><br>Tenants' Rights   |
| <b>Assessed Value</b><br>\$60,800   |                                  | <b>Personal Property Included</b><br>Stove, refrigerator, dishwasher, microwave, hot tub, washer & dryer, sauna   |                   | <b>Key Location</b><br>BPLA & LO       |
| <b>Lot Size (2 lots)</b><br>200 x 260   |                                  | <b>Dining Area (main)</b><br>10' x 11', carpet, patio doors to deck, table, 8 chairs  |                   | <b>Sign</b><br>Yes                     |
| <b>Water</b><br>Drilled Well  |                                  | <b>Kitchen (main)</b><br>7' x 12', ceramic tile, microwave, dishwasher, stove, refrigerator   |                   | <b>Deck (rear)</b><br>Gas grill        |
| <b>Sewer</b><br>PAUD (\$513.24/quarter)   |                                  | <b>Attic Access</b><br>-----  |                   | <b>Entry</b><br>19' 7" x 15' 3", tile, |
| <b>Style</b><br>Tri-level   |                                  | <b>Hot Water</b><br>Electric  |                   |  |
| <b>Construction</b><br>Conventional Frame   |                                  | <b>Garage (Built 2007)</b><br>26' x 26', 2 car detached   |                   | <b>MLS #</b><br>1083896 (4362)         |
| <b>Approx Age</b><br>1981   | <b>Condition</b><br>Very Good    | <p style="text-align: center;"><b>PERFECT HOME FOR ENJOYING THE NORTH WOODS</b></p> <p>Premier home boasts 2,300 sq ft with a warm and inviting floor plan. Unique design, well appointed &amp; maintained and a functional layout ideal for family and friends too. 4 bedrooms, 2 baths, washer &amp; dryer, sauna, outdoor bubbly hot tub &amp; an oversized 2 car garage with plenty of parking in the adjacent lot. Spacious living room with large windows allowing for natural sunlight &amp; a cozy brick wood burning fireplace. Dining area with patio doors leading to large deck with gas grill. Family room on the entry level. Perfect location for you to enjoy the many winter/summer activities the area has to offer. Don't miss your chance to own this one of a kind getaway that is aggressively priced to own this ski season. Call Gayle Colassaco at Silver Properties at 906-932-1200 or 906-364-0621 to see this property.</p> <p><b>Directions</b><br/>US-2 east to Powderhorn Road. Left on Snowflake Street. Right on Lupine Lane to left on Edelweiss to house just around curve on right.</p> |                   |  |
| <b>Basement</b><br>Full - Finished  |                                  |   |                   |  |
| <b>Siding</b><br>Cedar  | <b>Roof</b><br>Shingle           |   |                   |  |
| <b>Insulation</b><br>Unknown  |                                  |   |                   |  |
| <b>Windows</b><br>Slide by/Double Hung (some new)   |                                  |   |                   |  |
| <b>Approx Sq Ft</b><br>2,300  |                                  |   |                   |  |
| <b>Listing Agent</b><br>Gayle Colassaco   |                                  |   |                   |  |
| <b>Bedroom (upper)</b><br>11' 3" x 12' 3", slide by windows, closet, carpet, 2 twin beds, open loft overlooking living room |                                  |   |                   |  |
| <b>Bedroom (upper)</b><br>13' 5" x 10", open to living room, closet, carpet, patio door to balcony, queen bed, flat screen  |                                  |   |                   |  |
| <b>Bedroom (main)</b><br>11' 1" x 9' 7", new slide by windows, closet, carpet, queen bed, flat screen                       |                                  |   |                   |  |
| <b>Bedroom (entry level)</b><br>10' 8" x 8' 11", tile, 2 bunk sets, TV flat screen  |                                  |   |                   |  |
| <b>Bath (full - upper)</b><br>8' 9" x 8' 7", tile   |                                  |   |                   |  |
| <b>Bath (main)</b><br>6' 2" x 5', tile, shower  |                                  |   |                   |  |
| <b>Family Room</b><br>26' x 15', woodstove, TV, foosball  |                                  |   |                   |  |

All information provided as a courtesy. Please verify information with an independent source. Thank You.