



Listing Agent

Mark Silver
(906) 364-1188
mark@silverproperties.com

919 East Cloverland Drive Ironwood, MI 49938
www.silverproperties.com Fax 906/932 1583
E-mail talk2us@silverproperties.com
"When you're on the move!"

Property Address 6200 W. Flowage Road, Pence, WI		Bedrooms 3	Baths 2	New Price \$244,900
Legal Description Pt SW – SE & 1.50A Pt of Tract 1, Blk 2 16 45 2E		Fireplace Wood burning		Special Terms -----
Parcel # 016-0212-0100		Heating LP/FA		Closets 5
Living Room 22' 6" x 13', carpeted, Ash walls T&G, fireplace, ceiling fan		Heat & Electric Approx 500 gallons (Midland)		Shower Yes
Taxes \$2,464.57	Taxable Value	Electrical Circuit Breaker		School Hurley
Fair Market Value \$177,200		Personal Property Included Stove, refrigerator, washer & dryer, floating dock, water softener		Possession At close
Lot Size Approx 1 ½ Acres		Dining Area 15' x 13', wood laminate floor, Ash T&G accent wall		Key Location 43
Water Well		Kitchen 10' 6" x 13', wood laminate floor, oak cabinets, open to dining area		Sign Yes
Sewer Septic		Attic Access -----		Deck w/hot tub overlooking lake
Style 1 Story w/walkout		Hot Water Gas		Porch -----
Construction Modular (Design Home)		Garage 30' x 40'		MLS # 1101099 (4637)
Approx Age 2006	Condition Very Good	PRIVATE FABULOUS WATERFRONT Sunrise over the water, wildlife in the yard, deck & dock outside, fireplace, 3 bedrooms & 2 baths inside. Built new in 2006. This home remains in excellent condition. You'll appreciate the ash tongue & groove walls, the stone fireplace and the rugged views of the Gile Flowage & its wooded surroundings. Built on 1 ½ acres with 160 feet on the water, it's really private with access to the water via the southern landing at the Flowage only a minute from your door. The 4 car garage means you can park the boat inside, or, if you like, moor it at the dock. The Gile Flowage is scenic & underdeveloped, it feels like Canada here. Fish for small mouth bass, musky & walleyes plus crappie & bluegills. Find out lots more online at friendsoftheGile.org. This home is in absolutely tiptop condition. Sellers will consider selling all furnishings. The walkout basement is plumbed for another bath and a wet bar and can be used in a variety of ways from storage to shop space to more living space. You get to choose. Make your appointment to see it today. Contact Mark Silver at 906-364-1188 by phone or text. You're going to like it here a lot.		
Basement Full/Poured/Walkout		Bedroom 12' x 11', carpeted, painted, double closet		
Siding Vinyl	Roof Shingles	Bedroom 13' x 14' 3", carpeted, painted, double closet, ceiling fan, private bath		
Insulation Fiberglass		Bath (1st fl) 7' x 8', tub & shower, vinyl floor		
Windows Vinyl		Bath (Off Master BR) 8' x 4', big shower		
Approx Sq Ft 1,456		Bath Plumbed for 3rd bath in basement		
Listing Agent Mark Silver		Directions Hwy 77 west out of Hurley thru Montreal to Elm Street. South on Elm to Spring Camp Road. Then 3.8 miles to the landing road. Turn east toward Flowage & 1 st driveway on right. Fire #6200.		

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