



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
"When you're on the move!"

Property Address E6388 Powdervale Drive, #804 Cold Storage, Ironwood, MI		Bedrooms 4	Baths 2.5	Price \$69,900
Legal Description Sec 32, T48N, R46W, Map No. P82, Lot 4, Powdervale Plat		Fireplace Natural Gas Insert		Special Terms -----
Parcel # 2703-13-000-400		Heating Nat Gas/HW		Closets
				Shower Yes
Living Room 30' x 11', gas fireplace insert, painted paneling, laminate, windows		Heat & Electric		School Ironwood
Taxes \$1,820.69	Taxable Value \$35,980	Electrical Circuit Breaker (200 Amp)		Possession At Close
Assessed Value \$35,980		Personal Property Included Some furnishings		Key Location Call Silver Properties for Code
Lot Size 110 X 193 (.48 Acres)				Sign Yes
Water Well (Shared)		Kitchen 17' x 11', painted paneling, new counter/cabinets, windows		
Sewer PAUD (\$557/otr)				
Style 2 Story Chalet		Bedroom (up) 15' x 13', painted paneling, new carpet, windows		MLS # 1102428 (4656)
Construction Frame		Bedroom (up) 12' x 13', painted paneling, new carpet, windows		<p style="text-align: center;">ADD YOUR PERSONAL TOUCH.....</p> <p>to this side by side duplex which has been converted to a large single family home with some recent cosmetic updates to include new kitchen cabinets & counters, flooring and fixtures plus a full dry basement with new mechanicals including a natural gas furnace. The main floor offers a living room with a natural gas fireplace insert, an open concept kitchen & dining area plus a new half bath. The upper level is split by 2 stairways and has 4 large bedrooms and 2 full baths. Some furnishings are included. Sits on a corner lot, has a gravel driveway, a shared well & is located in the PAUD district. The price is right so come take a look today and have yourself an affordable vacation home conveniently located within easy access to all your recreational needs-walking distance of Big Powderhorn Mountain with a nice view of the hill, snowmobile from your front door or even take a short drive to Lake Superior/Black River Harbor. Call Gayle at Silver Properties at 906-932-1200 or 906-364-0621 to see this chalet.</p>
Approx Age 1977	Condition Good	Bedroom (up) 12' x 13', new carpet, painted paneling, windows		
Basement Full/Block		Bedroom (up) 15' x 13', new carpet, painted paneling, windows		
Siding Stucco/Wood	Roof Metal (2005)	Bath (1/2 - main) 5' x 5', new vinyl		
Insulation Unknown				
Windows Slide by				
Approx Sq Ft 1,650				
Listing Agent Gayle Colassaco		Bath (full - up) 8' x 5', new vinyl		
		Bath (full - up) 8' x 5'		
		Directions Hwy US-2 east to left at Powderhorn Road to ski area to right across RR tracks to right on Powdervale to property on left.		

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