



**Listing Agent**

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**"When you're on the move!"**

<b>Property Address</b> E6111 Shotgun, #1133 Northern Lights, Ironwood, MI		<b>Bedrooms</b> 4	<b>Baths</b> 3	<b>Price</b> \$139,900
<b>Legal Description</b> Sec 31, T48N, R46W, Map No. P 87, Lot 33 & Lot 32, Caribou Village Plat		<b>Fireplace</b> Wood (Stone – floor to ceiling)		<b>Special Terms</b> -----
<b>Parcel #</b> 2703-15-503-300 & 2703-15-503-200		<b>Heating</b> Electric		<b>Closets</b> -----
<b>Taxes</b> \$2,798.50		<b>Heat &amp; Electric</b>		<b>Shower</b> Yes
<b>Taxable Value</b> \$58,514		<b>Electrical</b> Circuit Breaker (200 amp)		<b>School</b> Ironwood
<b>Assessed Value</b> \$60,743		<b>Personal Property Included</b> Stove, refrigerator, microwave, dishwasher, whirlpool, all furnishings		<b>Possession</b> Tenants - BPLA
<b>Living Room (main level)</b> 23' x 17', wood fireplace, floor to ceiling patio doors, vaulted ceilings, carpet, large windows, tv		<b>Attic Access</b> -----		<b>Key Location</b> #30 & BPLA
<b>Dining Area (main level)</b> 15' x 10', patio door, picnic style table, carpet		<b>Hot Water</b> Electric		<b>Sign</b> Yes
<b>Kitchen (main level)</b> 8' x 11', new cabinets/countertop, tile, window		<b>Garage</b> None		<b>Deck</b> 2 sides
<b>Bedroom (main level)</b> 12' x 10', window, carpet, vaulted ceiling, adjoining bath		<b>MLS #</b> 1103296 (4484)		<b>Porch</b> Enclosed entry, heated
<b>Bedroom (lower level)</b> 13' x 14', closet, carpet, patio door, adjoining bath		<p><b>TRAILSIDE ACCESS WITHIN WALKING DISTANCE!</b></p> <p>Distinctive custom built 4 bedroom, 3 bath spacious chalet style home near the trails of Big Powderhorn Mountain situated on a double wooded lot. Vaulted ceilings, beautiful floor to ceiling stone fireplace and many large windows plus a newer functional kitchen create the perfect atmosphere for entertaining or just relaxing. Main floor has a bedroom and bath with whirlpool tub plus a loft with sleeping area which overlooks the large bright living room. Full walk-out basement with a large whirlpool, washer &amp; dryer hookups and 3 more bedrooms with adjoining baths which are some of the many other features. Enclosed front entry for storage plus a large deck to enjoy the serene area. Comes fully furnished &amp; ready to enjoy the Northwoods or for continuing to use as a rental property. Come take a look! Call Gayle at Silver Properties at 906-932-1200 or 906-364-0621 to make your appointment.</p> <p><b>Directions</b> US-2 east to Powderhorn Road. North to main lodge to left at Caribou Lodge. West on Shotgun to top of hill to property on north (L) side.</p>		
<b>Bedroom (lower level)</b> 10' x 11', closet, carpet, adjoining bath				
<b>Bedroom (lower level)</b> 10' x 13', carpet, closet, adjoining bath				
<b>Bath (full - main level)</b> 6' x 10', tile, whirlpool tub				
<b>Bath (full - lower level)</b> 9' x 5', tile				
<b>Bath (full - main level)</b> 9' x 5', vinyl, shower				
<b>Family Room</b> 10' x 16', carpet, TV				
<b>Whirlpool Room</b> 8' 8" x 7' 3", tile, 6 person				
<b>Loft</b> 13' 11" x 23' 11", enter from entry porch, carpet, window				
<b>Style</b> Chalet, 2 story				
<b>Construction</b> Conventional Frame				
<b>Approx Age</b> 1986				
<b>Condition</b> Good				
<b>Basement</b> Full – finished, block, walkout				
<b>Siding</b> Wood (Cedar)				
<b>Roof</b> Shingle				
<b>Insulation</b> Unknown				
<b>Windows</b> Triple Glaze, crank outs				
<b>Approx Sq Ft</b> 2,300				
<b>Listing Agent</b> Gayle Colassaco				

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