



Listing Agent

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"When you're on the move!"

Property Address E7975 Hubbard, Ramsay, MI		Bedrooms 4	Baths 2 1/2	Price \$199,000
Legal Description See Exhibit "A" in File.		Fireplace Gas Fireplace		Special Terms -----
Parcel # 01-21-301-300; 01-21-308-000; 01-21-308-100; 01-21-308-200		Heating Nat Gas/HW		Closets
				Shower Yes
		Heat & Electric \$189 monthly		School Bessemer
Taxes \$1,992.31	Taxable Value \$60,214	Electrical Circuit Breaker		Possession At Close
Assessed Value \$104,933		Personal Property Included Stove, refrigerator, microwave, dishwasher, washer & dryer		Key Location #5
Lot Size 9.67 Acres				Sign Yes
Water City		Attic Access Walk In		Deck Extensive decking
Sewer City		Hot Water Gas		Porch (rear) 7' 7" x 11' 4"
Style 2 1/2 Story		Garage (2) 20' x 24' & 30' x 40', metal interior, heat & electric		MLS # 1103513 (4660)
Construction Wood frame		ESTATE ON ACREAGE		
Approx Age 1910		This classic home was built in 1910 for a mining executive and no \$ was spared when it came to quality. It stands the test of time & shows the value of doing it the right way. You'll enjoy the big rooms & pastoral views of the property. The modern kitchen has lots of cabinet space & a corner sink overlooking the yard. There's an informal eating area adjacent & a formal dining room too. The living room has big windows to take in the views and a gas fireplace for chilly days & nights. With 4 bedrooms & 2 1/2 baths there is room for everyone. The 1 st floor den features attractive tongue & groove wood & a hidden bar. Wait till you see it. The 3 rd floor is a great getaway with a private bedroom & another room perfect for a book and a comfy chair on a rainy day. Outside there is lots of landscaping & yard, a paved drive, a two car garage and a 2 nd 4 car garage with heat. It's just the thing for storage and a workshop. All this with city water & sewer for no hassle living. In addition the Black River is just down the hill with a park area to enjoy on summer days. See for yourself! Contact Mark Silver today at 906-364-1188.		
Condition Good				
Basement Full/Stone				
Siding Steel	Roof Metal & Shingle			
Insulation Fiberglass				
Windows Vinyl				
Approx Sq Ft 3,200				
Listing Agent Mark Silver		Directions US-2 east to Ramsay Crossing. Then south thru Ramsay to Hubbard Street at old school & up the hill to the home.		

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