



Listing Agent

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

<b>Property Address</b> E6274 Schussing Street, #626 Northern Exposure, Ironwood, MI		<b>Bedrooms</b> 2	<b>Baths</b> 1	<b>New Price</b> \$56,500
<b>Legal Description</b> Sec 31, T48N, R46W, Map No. 401x, Prt of NE ¼ of SE 1/4		<b>Fireplace</b> Wood Stove		<b>Special Terms</b> -----
<b>Parcel #</b> 03-00-141-500		<b>Heating</b> Nat Gas/FA/Central Air		<b>Closets</b>
				<b>Shower</b> Yes (1)
		<b>Heat &amp; Electric</b> \$60 Avg		<b>School</b> Ironwood
<b>Taxes</b> \$874.44	<b>Taxable Value</b> \$18,143	<b>Electrical</b> Circuit Breaker		<b>Possession</b> At Close/Possible Tenants Rights
<b>Assessed Value</b> \$18,143		<b>Living Room</b> 16' x 23', wood stove, carpet, windows, tv, sofa sleeper, chair		<b>Personal Property Included</b> Turnkey – refrigerator, stove, microwave, furnishings, electronics
<b>Lot Size</b> 88 x 133		<b>Dining Area</b> 7' x 10', carpet, table for 6		<b>Key Location</b> Other LB
<b>Water</b> Shared Well		<b>Kitchen</b> 7' x 9', carpet, window, apartment stove		<b>Sign</b> Yes
<b>Sewer</b> PAUD (\$298 quarterly)				<b>Deck</b> Maintenance Free
<b>Style</b> A-Frame		<b>Bedroom (up)</b> 11' 8', ceiling fan, carpet, window, dresser, twin bed, double bed		<b>Porch</b> -----
<b>Construction</b> Frame				<b>Garage</b> None
<b>Approx Age</b> 1968		<b>Bedroom (Loft – up)</b> 13' x 11', carpet, dresser, double bed		<b>MLS #</b> 1094769 (4529)
<b>Condition</b> Good				<p style="text-align: center;"><b>NORTHERN EXPOSURE!</b></p> <p>A bright authentic A-frame style vacation home conveniently located at Big Powderhorn Mountain Resort. The spacious main level features a living room with a cozy woodstove open to the dining nook, efficient kitchen &amp; full bath. The upper level has 2 open bedrooms, one of which is an open loft overlooking the living room. Several upgrades have been done including an insulated metal roof, aluminum siding, new natural gas furnace with central air, new electric water heater, south facing maintenance free sundeck &amp; a block crawl space. All furnishings, appliances &amp; housewares are included making it easy to continue in a rental program if you choose. Motivated seller looking for an offer so take a look today by calling Gayle at Silver Properties at 906-932-1200 or 906-364-0621.</p>
<b>Basement</b> Crawl Space/Block		<b>Bedroom</b>		
<b>Siding</b> Aluminum	<b>Roof</b> Metal			
<b>Insulation</b> Unknown				
<b>Windows</b> Slide by/Crank outs		<b>Bath (Full – main)</b> Carpet, window		
<b>Approx Sq Ft</b> 1,025		<b>Utilities</b> Under stairs, closet		
<b>Listing Agent</b> Gayle Colassaco		<b>Directions</b> Hwy US-2 East to Powderhorn Road. Right over RR tracks. Left on Schussing Street. 2 <sup>nd</sup> to last house.		

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