



Listing Agent

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

<b>Property Address</b> 1041 Stormwatch Drive, Ironwood, MI		<b>Bedrooms</b> 6	<b>Baths</b> 4	<b>Price</b> \$84,900
<b>Legal Description</b> Sec 32, T48N, R46W, Map No. P83, Lot 41, Mountain View Sub		<b>Fireplace</b> 2 Wood burning/Brick		<b>Special Terms</b> -----
<b>Parcel #</b> 2703-13-504-100		<b>Heating</b> Electric		<b>Closets</b>
				<b>Shower</b> Yes (2)
		<b>Heat &amp; Electric</b> \$180 mo avg		<b>School</b> Ironwood
<b>Taxes</b> \$2,452.14	<b>Taxable Value</b> \$49,358	<b>Living Room (up)</b> 20' x 14', carpet, brick wood fireplace, tv, furnishings		<b>Electrical</b> Circuit Breaker (100 Amp)
				<b>Possession</b> Tenant's Rights
<b>Assessed Value</b> \$49,358		<b>Dining Area (up)</b> 10' x 6', carpet, table for 6		<b>Personal Property Included</b> Furnishings, Appliances, Electronics
<b>Lot Size</b> 116 x 135 x 85 x 125 (.35 Acres)				<b>Key Location</b> BPLA & #26 (Silver Office)
<b>Water</b> Drilled Well (New 3 years ago/200 feet)		<b>Kitchen (up)</b> 10' x 8', vinyl, counter & 4 stools, microwave, dishwasher, stove, refrigerator		<b>Deck (rear)</b> 36' x 10'
<b>Sewer</b> PAUD (\$672 quarterly)				<b>Deck (front)</b> Gravel driveway
<b>Style</b> Duplex		<b>Bedroom (ground level)</b> 10' x 9', carpet, tv, night table, Queen bed		<b>Attic Access</b>
<b>Construction</b> Frame				<b>Hot Water</b> Electric
<b>Approx Age</b> 1981		<b>Bedroom (ground level)</b> 11' x 11', carpet, dresser, night table, Queen bed		<b>Garage</b> None
<b>Condition</b> Very Good				<b>MLS #</b> 1099264 & 1099325 (4612)
<b>Basement</b> Block/crawl space		<b>Bedroom (ground level)</b> 10' x 12', carpet, dresser, tv, double, bunk bed		<p><b>DUPLEX WITH A MOUNTAIN VIEW!</b> Just a half mile from Big Powderhorn Mountain is this nicely appointed 3 bedroom, 2 bath duplex with approximately 1,232 square feet in each unit. Entry area for storage, good size bedrooms, full bath &amp; sauna all on main level. Spiral stairs to the upper level where you will find another full bath and the large open concept kitchen, dining and living room with a brick, wood burning fireplace and patio doors leading to the large deck which features a shared hot tub facing the mountain. Newer roof and drilled well. Selling turnkey. Lots of opportunities. Schedule your showing today; it's affordable and ready for years of memory making. Call Gayle Colassaco at Silver Properties at 906-932-1200 or 906-364-0621.</p>
<b>Siding</b> Wood	<b>Roof (New - 6 years)</b> Asphalt Shingle			
<b>Insulation</b> Unknown				
<b>Windows</b> Crank outs		<b>Bath (full - ground level)</b> 5' x 5', vinyl, new vanity		
<b>Approx Sq Ft</b> 2,464		<b>Bath (full - up)</b> 8' x 5', vinyl		
<b>Listing Agent</b> Gayle Colassaco		<b>Sauna (lower)</b> 7' x 5'		<b>Directions</b> Hwy US-2 East to Powderhorn Road to right over RR tracks to right on Black River Road to right on Summit View to left on Stormwatch to property #1041 Mooseville.
		<b>Entry</b> 6' x 5', carpet, ski storage		

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