



Listing Agent

Mark Silver  
(906) 364-1188  
mark@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!"**

|   |                               |   |                   |                                   |
|---|-------------------------------|---|-------------------|-----------------------------------|
| <b>Property Address</b><br>6200 W. Flowage Road, Pence, WI                          |                               | <b>Bedrooms</b><br>3  | <b>Baths</b><br>2 | <b>New Price</b><br>\$229,900     |
| <b>Legal Description</b><br>Pt SW – SE & 1.50A Pt of Tract 1, Blk 2 16 45 2E        |                               | <b>Fireplace</b><br>Wood burning  |                   | <b>Special Terms</b><br>-----     |
| <b>Parcel #</b> 016-0212-0100   |                               | <b>Heating</b><br>LP/FA   |                   | <b>Closets</b><br>5               |
|   |                               |   |                   | <b>Shower</b><br>Yes              |
| <b>Living Room</b><br>22' 6" x 13', carpeted, Ash walls T&G, fireplace, ceiling fan |                               | <b>Heat &amp; Electric</b><br>Approx 500 gallons (Midland)  |                   | <b>School</b><br>Hurley           |
| <b>Taxes</b><br>\$2,464.57  | <b>Taxable Value</b>          | <b>Electrical</b><br>Circuit Breaker  |                   | <b>Possession</b><br>At close     |
| <b>Fair Market Value</b><br>\$177,200   |                               | <b>Personal Property Included</b><br>Stove, refrigerator, washer & dryer, floating dock, water softener   |                   | <b>Key Location</b><br>LB-1426656 |
| <b>Lot Size</b><br>Approx 1 ½ Acres   |                               | <b>Dining Area</b><br>15' x 13', wood laminate floor, Ash T&G accent wall   |                   | <b>Sign</b><br>Yes                |
| <b>Water</b><br>Well  |                               | <b>Kitchen</b><br>10' 6" x 13', wood laminate floor, oak cabinets, open to dining area  |                   | <b>Deck</b><br>-----              |
| <b>Sewer</b><br>Septic  |                               | <b>Attic Access</b><br>-----  |                   | <b>Porch</b><br>-----             |
| <b>Style</b><br>1 Story w/walkout   |                               | <b>Hot Water</b><br>Gas   |                   |                                   |
| <b>Construction</b><br>Modular (Design Home)  |                               | <b>Garage</b><br>30' x 40'  |                   | <b>MLS #</b><br>1101099 (4637)    |
| <b>Approx Age</b><br>2006   | <b>Condition</b><br>Very Good | <b>PRIVATE FABULOUS WATERFRONT</b><br>Sunrise over the water, wildlife in the yard, deck & dock outside, fireplace, 3 bedrooms & 2 baths inside. Built new in 2006. This home remains in excellent condition. You'll appreciate the ash tongue & groove walls, the stone fireplace and the rugged views of the Gile Flowage & its wooded surroundings. Built on 1 ½ acres with 160 feet on the water, it's really private with access to the water via the southern landing at the Flowage only a minute from your door. The 4 car garage means you can park the boat inside, or, if you like, moor it at the dock. The Gile Flowage is scenic & underdeveloped, it feels like Canada here. Fish for small mouth bass, musky & walleyes plus crappie & bluegills. Find out lots more online at friendsoftheGile.org. This home is in absolutely tiptop condition. Sellers will consider selling all furnishings. The walkout basement is plumbed for another bath and a wet bar and can be used in a variety of ways from storage to shop space to more living space. You get to choose. Make your appointment to see it today. Contact Mark Silver at 906-364-1188 by phone or text. You're going to like it here a lot. |                   |                                   |
| <b>Basement</b><br>Full/Poured/Walkout  |                               |   |                   |                                   |
| <b>Siding</b><br>Vinyl  | <b>Roof</b><br>Shingles       | <b>Bedroom</b><br>12' x 11', carpeted, painted, double closet   |                   |                                   |
| <b>Insulation</b><br>Fiberglass   |                               | <b>Bedroom</b><br>13' x 14' 3", carpeted, painted, double closet, ceiling fan, private bath   |                   |                                   |
| <b>Windows</b><br>Vinyl   |                               | <b>Bath (1<sup>st</sup> fl)</b><br>7' x 8', tub & shower, vinyl floor   |                   |                                   |
| <b>Approx Sq Ft</b><br>1,456  |                               | <b>Bath (Off Master BR)</b><br>8' x 4', big shower  |                   |                                   |
| <b>Listing Agent</b><br>Mark Silver   |                               | <b>Bath</b><br>Plumbed for 3rd bath in basement   |                   |                                   |
|   |                               | <b>Directions</b><br>Hwy 77 west out of Hurley thru Montreal to Elm Street. South on Elm to Spring Camp Road. Then 3.8 miles to the landing road. Turn east toward Flowage & 1 <sup>st</sup> driveway on right. Fire #6200.   |                   |                                   |

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