



Listing Agent

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

|  |                                  |   |                   |   |
|--|----------------------------------|---|-------------------|---|
| <b>Property Address</b><br>1115 North Hemlock Street, Ironwood, MI         |                                  | <b>Bedrooms</b><br>3  | <b>Baths</b><br>1 | <b>Price</b><br>\$24,000  |
| <b>Legal Description</b><br>Lots 3, 4 & 5, Blk 5, Liberty Heights Addition |                                  | <b>Fireplace</b><br>-----   |                   | <b>Special Terms</b><br>"As Is"   |
| <b>Parcel #</b> 2752-16-481-090  |                                  | <b>Heating</b><br>Nat Gas/FA                                      |                   | <b>Closets</b><br>3   |
|  |                                  |   |                   | <b>Shower</b><br>Yes (1)  |
|  |                                  | <b>Heat &amp; Electric</b>  |                   | <b>School</b><br>Ironwood   |
| <b>Taxes</b><br>\$1,259.44   | <b>Taxable Value</b><br>\$17,330 | <b>Living Room</b><br>14' x 12', carpet, windows                  |                   | <b>Electrical</b><br>Circuit Breaker  |
|  |                                  |   |                   | <b>Possession</b><br>A t Close  |
| <b>Assessed Value</b><br>\$18,740  |                                  | <b>Dining Area</b><br>12' x 10', carpet, windows, ceiling fan     |                   | <b>Personal Property Included</b><br>Stove & refrigerator   |
| <b>Lot Size</b><br>120 x 137 (.37 Acres)                                   |                                  |   |                   | <b>Key Location</b><br>LB-894621  |
| <b>Water</b><br>City   |                                  | <b>Kitchen</b><br>13' x 12', vinyl, eat-in, stove, refrigerator   |                   | <b>Sign</b><br>Yes  |
| <b>Sewer</b><br>City   |                                  |   |                   | <b>Entry (side)</b><br>Covered  |
| <b>Style</b><br>1 1/2 Story  |                                  | <b>Bedroom (up)</b><br>9' x 8', hardwood floor                    |                   | <b>Porch (front)</b><br>Closet, carpet  |
| <b>Construction</b><br>Conventional Frame                                  |                                  |   |                   | <b>Garage</b><br>2 car detached, cement floor, metal roof   |
| <b>Approx Age</b><br>1929  |                                  | <b>Condition</b><br>Good  |                   | <b>MLS #</b><br>1103363 (4666)  |
| <b>Basement</b><br>Full/Block  |                                  | <b>Bedroom (up)</b><br>11' x 11', hardwood floor                  |                   | <p style="text-align: center;"><b>SELLERS SAY THEIR LOSS<br/>IS YOUR GAIN!</b></p> <p>This larger than it looks 3+ bedroom, 1 bath home is priced to move quick. Eat-in kitchen as well as a formal dining room which opens to the living room with rounded archways adds character &amp; charm. Main floor bonus room is currently setup as a bedroom but has many possibilities such as a larger bathroom with a main floor laundry area or an office. Upstairs are 3 smaller bedrooms all with built-in drawers &amp; closets. The house sits on 3 city lots offering lots of elbow room plus a detached 2 car garage with a metal roof. The maintenance free steel siding &amp; metal roof are a few extra bonuses. A little interior TLC and this house could shine again. Motivated sellers are selling house "as is." Come take a look, you can't beat the price! Call Gayle Colassaco at Silver Properties at 906-932-1200 or 906-364-0621.</p> |
| <b>Siding</b><br>Steel   | <b>Roof</b><br>Metal             | <b>Bedroom (up)</b><br>15' x 6', hardwood floor                   |                   |   |
| <b>Insulation</b><br>Unknown   |                                  |   |                   |   |
| <b>Windows</b><br>Older  |                                  | <b>Bath (main - full)</b><br>8' x 7', vinyl, new vanity           |                   |   |
| <b>Approx Sq Ft</b><br>1,140   |                                  | <b>Office/Den/Bonus Room</b><br>11' x 10', hardwood floor, window |                   |   |
| <b>Listing Agent</b><br>Gayle Colassaco                                    |                                  |   |                   | <b>Directions</b><br>US-2 west to North on Hemlock Street to home on the west (L) side.   |

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