



Listing Agent

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

<b>Property Address</b> 509 – 3 <sup>rd</sup> Avenue N., Hurley, WI		<b>Bedrooms</b> 5	<b>Baths</b> 1 ½	<b>Price</b> \$74,500
<b>Legal Description</b> Sec 24, T46N, R2E, Prt of Gov Lot 1 & 2, 24 46 2E		<b>Fireplace</b> Wood burning		<b>Special Terms</b> -----
<b>Parcel #</b> 236-0115-0000		<b>Heating</b> Nat Gas/HW		<b>Closets</b>
				<b>Shower</b> Yes
		<b>Heat &amp; Electric</b>		<b>School</b> Hurley
<b>Taxes</b> \$2,085.52	<b>Taxable Value</b> \$79,500	<b>Electrical</b> Fused		<b>Possession</b> At close
<b>Assessed Value</b> \$72,700		<b>Living Room</b> 12' x 18', painted, paneling, maple floor, beamed ceiling, fireplace		<b>Personal Property Included</b> Stove & refrigerator
<b>Lot Size</b>		<b>Dining Area</b> 10' 6" x 12' 10", painted walls, beamed ceiling, maple floor		<b>Key Location</b> 25
<b>Water</b> City		<b>Kitchen</b> 8' 6" x 10' 9", wood cabinets, vinyl floor, faux brick on walls		<b>Sign</b> yes
<b>Sewer</b> City				<b>Porch (front)</b> Front entry area
<b>Style</b> 1 ½ Story		<b>Bedroom (1<sup>st</sup> fl)</b> 9' x 10' 6", painted panel, carpet, closet		<b>Porch (back)</b> 9' 6" x 7' 6", enclosed
<b>Construction</b> Wood frame		<b>Bedroom (1<sup>st</sup> fl)</b> 10' 6" x 12' 6", painted walls, carpet, closet		<b>MLS #</b> 1105206 (4689)
<b>Approx Age</b> 1940's	<b>Condition</b> Good	<b>Bedroom (2<sup>nd</sup> fl)</b> 10' 6" x 10' 6", paneled, carpeted, closet in hall		<b>GREAT NEIGHBORHOOD</b> You are close to everything in this comfortable home on a corner lot with tall trees and a big yard. Big living room with fireplace, dining area adjacent & beautiful wood trim. The kitchen is efficient with lots of cabinets. Two 1 <sup>st</sup> floor bedrooms & full bath. 3 more bedrooms up. You'll like the handy built in drawers & storage. Tuck under garage & a big 2 car garage as well. Paved drive for easy upkeep. Check it out for yourself. Call Mark Silver today at 906-364-1188.
<b>Basement</b> Full stone		<b>Bedroom (2<sup>nd</sup> fl)</b> 13' x 11' 6", carpeted, painted, built-ins		
<b>Siding</b> Hardboard	<b>Roof</b> Shingle	<b>Bedroom (2<sup>nd</sup> fl)</b> 12' x 11' 6", carpeted, painted, built-ins		
<b>Insulation</b> Amount unknown				
<b>Windows</b> Easement		<b>Bath (1<sup>st</sup> fl)</b> 6' x 7', tub & shower, laminate floor		
<b>Approx Sq Ft</b> (650 – main) (650 – up)		<b>Bath (basement)</b> ½ bath		<b>Directions</b> 2 <sup>nd</sup> Avenue, Hurley to Bernard Street (at Mobile Station.) West on Bernard to corner of Bernard & 3 <sup>rd</sup> .
<b>Listing Agent</b> Mark Silver		<b>Landing (2<sup>nd</sup> fl)</b> 14' x 4' 6", carpeted, closet		

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