



Listing Agent

Gayle Colassaco
(906) 364-0621
gayle@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!"

Property Address E6308 Valhalla Drive, Lot #908, Ironwood, MI		Bedrooms 4	Baths 2	Price \$149,000
Legal Description Sec 32, T48N, R46W, Map No. P 73, Lot 8, Viking Village & Lot 1.		Fireplace Brick/Gas Insert		Special Terms -----
Parcel # 2703-11-000-800 & 2703-11-000-100		Heating Nat Gas/FA		Closets
				Shower Yes (2)
		Heat & Electric \$1,866 Annual		School Ironwood
Taxes \$1,764.69 \$259.15 (Lot)	Taxable Value \$42,255	Electrical Circuit Breaker		Possession At close
Assessed Value \$42,255		Living Room 19' x 20', brick fireplace with gas insert, Pergo floor		Key Location BPLA
		Dining Area 9' x 11', table for 8, Pergo floor		Sign Yes
Lot Size (2 lots) 137 x 200 & 140 x 190		Personal Property Included Stove, refrigerator, dishwasher, hot tub, most furnishings & housewares		Deck (upper)
Water Drilled Well/Filtration System (New – 2017)		Kitchen 15' x 12', stainless steel appliances, Pergo floor, bar seats 4	Attic Access -----	Hot Water Electric
Sewer PAUD (\$360/quarter)		Garage -----		Entry (front) 11' x 7', tile, closet, heated floors
Style A Frame Chalet		Bedroom (main) 11' x 10', new carpet, closet, window, tv		Shed
Construction Conventional frame				MLS # 1106450 (4704)
Approx Age 1973	Condition Very Good	Bedroom (main) 13' x 18', closet, new carpet, window, wood beams, tv		<p style="text-align: center;">SCENIC VIEW</p> <p>This tastefully appointed A-frame chalet with soaring windows provides a panoramic view of the Big Powderhorn Mountain. Lots of natural daylight shines throughout the open concept floor plan which features 30 ft vaulted ceilings, roomy hickory kitchen with stainless steel appliances & beautiful pergo floors. Tongue & groove pine throughout, brick fireplace with a gas insert, 3 bedrooms on the main level and the 4th bedroom is an open loft on the upper level. There is a full bath on each level. Good sized entry area with slate heated floors. Outdoor hot tub sits on a concrete patio perfect for relaxing & unwinding in. Newer upper deck with access from patio doors. Natural gas heat, new well with filtration system installed in 2017. Additional lot across the street included to protect the view! Take a look and you will see that no detail has been missed in this sought after rental home. Strong rental history if you choose to keep in rental pool. Most furnishings are included or you might want to make this your new home with a view! Call Gayle today at 906-364-0621.</p>
Basement Slab		Bedroom (main) 13' x 12', new carpet, closet, window, tv		
Siding Cedar wood with brick	Roof Shingle	Loft 14' x 9', carpet, 2 double beds, window, tv		
Insulation Unknown		Bath (full - main) 8' x 9', tile, shower, window		
Windows Casement		Bath (full - upper) 9' x 6', tile, plus sink in hall		
Approx Sq Ft 1,750		Hot Tub 6 person, outdoor on concrete patio		
Listing Agent Gayle Colassaco		Directions Highway US-2 east to left at Powderhorn Road. Over RR tracks to right on Valhalla Drive to property on left.		

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