

# CLIENT HANDOUT



MLS # **1046258**  
 Price **\$224,500**  
 Unit/Lot#  
 Address **N10275 Crestview Rd**  
 City **Ironwood**  
 Area **Ironwood T**  
 Class **RESIDENTIAL**  
 Waterfront **None**  
 Water View **None**  
 Trailside **No**  
 At Ski Area **No**

County  
 City/Township/Village  
 State  
 Zip

**Gogebic**  
**Ironwood T**  
**MI**  
**49938**

# Total Bedrooms **4**  
 # Full Baths **1**  
 # Partial Baths **2**  
 # Total Baths **3**

This Listing Information Provided Courtesy of:



**ARLENE SCHNELLER - CELL: (906) 364-0992**  
**SNOW COUNTRY REAL ESTATE**



## General Information

# Walk-Through Bedrooms **0**  
 # Non-Conforming Bedrooms **1**  
 School District **Ironwood**  
 Exclusions (Y/N) **No**  
 Approx. Year Built **1977**  
 Lot Dimensions **330x1320**  
 # Acres **10.00**  
 Est. SQFT Upper **0**  
 Est. SQFT Main **1600**  
 Est. SQFT Lower **0**  
 Total Above Grade SQFT **1600**  
 Below Grade SQFT **750**  
 Total Finished BG SQFT **750**  
 Total Finished SQFT **2350**

Living Room Size **14x22**  
 Living Room Level **1**  
 Dining Room Size **11x12**  
 Dining Room Level **1**  
 Dining Area Size  
 Dining Area Level  
 Kitchen Size **12x14**  
 Kitchen Level **1**  
 Family Room Size **22x20**  
 Family Room Level **B**  
 Bedroom 1 Size **17x11**  
 Bedroom 1 Level **1**  
 Bedroom 2 Size **11x10**  
 Bedroom 2 Level **1**  
 Bedroom 3 Size **13x9**  
 Bedroom 3 Level **1**

Bedroom 4 Size **12x14**  
 Bedroom 4 Level **B**  
 Utility Room Size **9x7**  
 Utility Room Level **1**  
 Bathroom 1 Size **1.0**  
 Bathroom 1 Level **1**  
 Bathroom 2 Size **1.0**  
 Bathroom 2 Level **1**  
 Bathroom 3 Size **0.50**  
 Bathroom 3 Level **1**  
 Master Bath (Y/N) **Yes**  
 Legal **Sec 14 T47N R47W Map No 401B, 401C and 401CA containing approximately 10 ac M/L.**  
 Tax ID **2703-01-546-700/800/900**

## Features

STYLE **Ranch**  
 CONSTRUCTION **Conventional Frame**  
 BASEMENT **Full**  
 FOUNDATION **Block**  
 EXTERIOR **Cedar**  
 WATER **City**  
 SEWER **Septic**  
 AIR CONDITIONING **Central**  
 HEAT **Propane Forced Air**

CABLE **Available**  
 TELEPHONE **Yes**  
 SHORELINE **Not Applicable**  
 EXTRAS **Dryer, Oven/Range, Washer, Paved Driveway, Home Warranty, Porch/Deck/Patio**  
 FIREPLACE **One, Wood Burning**  
 OUTBUILDINGS **Shed**  
 GARAGE **Two Car, Attached**  
 ELECTRIC **Yes**  
 NATURAL GAS **No**

## Remarks

**Convenient country living on 10 acres! This 4 bedroom, 3 bath ranch home has a big living room with a 24' California stone fireplace, dining room, kitchen with new Hickory cabinets, laundry, two partial baths, 2 bedrooms and a master bedroom with 2 closets, a walk-out patio door and private full bath. Finished basement has large family room and 4th bedroom. Large back deck, attached garage (26x20x31), detached storage building and MORE! Home Warranty included!**

## Directions

Directions **US 2 to Crestview. North on Crestview to property on the left side of road.**  
 Addendum **2008 Taxes: \$2,411.56 2008 SEV: \$90,395 2008 TAXV: \$90,395 Homestead Home Warranty included. Avg LP Gas Heat Cost: 650 gal used Sept '08 - May '09 heating season approx. (500 gal LP tank-rented) Avg**

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Virtual Tour:

