

## CLIENT HANDOUT



MLS # **1048540**  
 Price **\$239,900**  
 Unit/Lot#  
 Address **E280 Lake Rd**  
 City **Ironwood**  
 Area **Ironwood T**  
 Class **RESIDENTIAL**

County **Gogebic**  
 City/Township/Village **Ironwood T**  
 State  
 Zip **49938**

Waterfront **Lake**  
 Water View **None**  
 Trailside **No**  
 At Ski Area **No**

# Total Bedrooms **0**  
 # Full Baths **0**  
 # Partial Baths **0**  
 # Total Baths **0**

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 **0**  
 School District **Ironwood**  
 Exclusions (Y/N) **No**  
 Approx. Year Built **1992**  
 Lot Dimensions **312x325x400x374**  
 # Acres **2.50**  
 Est. SQFT Upper **0**  
 Est. SQFT Main **0**  
 Est. SQFT Lower **0**  
 Total Above Grade SQFT **0**  
 Below Grade SQFT **0**  
 Total Finished BG SQFT **0**  
 Total Finished SQFT **0**

Living Room Size  
 Living Room Level  
 Dining Room Size  
 Dining Room Level  
 Dining Area Size  
 Dining Area Level  
 Kitchen Size  
 Kitchen Level  
 Family Room Size  
 Family Room Level  
 Bedroom 1 Size  
 Bedroom 1 Level  
 Bedroom 2 Size  
 Bedroom 2 Level  
 Bedroom 3 Size  
 Bedroom 3 Level

Bedroom 4 Size  
 Bedroom 4 Level  
 Utility Room Size  
 Utility Room Level  
 Bathroom 1 Size  
 Bathroom 1 Level  
 Bathroom 2 Size  
 Bathroom 2 Level  
 Bathroom 3 Size  
 Bathroom 3 Level  
 Master Bath (Y/N)  
 Legal **(See Addendum)**  
 Tax ID **2703-04-505-100**

### Features

STYLE **Camp or Cottage**  
 CONSTRUCTION **Conventional Frame**  
 BASEMENT **None**  
 FOUNDATION **Wood Posts**  
 EXTERIOR **Other**  
 WATER **Drilled Well**  
 SEWER **None**  
 AIR CONDITIONING **None**  
 HEAT **None**

CABLE **No**  
 TELEPHONE **Available**  
 SHORELINE **Bluff, Rocky**  
 EXTRAS **Other/See Remarks**  
 FIREPLACE **None**  
 OUTBUILDINGS **None**  
 GARAGE **None**  
 ELECTRIC **Available**  
 NATURAL GAS **No**

### Remarks

**This 2.5 acre parcel is located approximately 3 miles west of Little Girl's Point on Lake Superior! Great location with 400 feet of frontage and breathtaking views. Access is off Lake road with a gravel road to property. There is a concrete slab plus a cabin shell on wooded posts for storage adjoining the slab. Utilities are available at the street. There is an active electrical service with circuit breaker currently available. Diesel fuel storage tank negotiable. Call to see listing today!**

### Directions

Directions **US 2 to Lake Rd north. Property is approximately 3 miles west of Little Girl's Point.**  
 Addendum **2009 Taxes: \$6,548.39 2009 SEV: \$147,469 2009 TAXV: \$17,873 Non-Homestead LEGAL: SEC 11 T48N R49W MAP NO GL2H-GL3D COM NORTH 21 DEG 38' SW L, 433 FT OF SE COR OF GL2; TH S 51 DEG 14' SW**

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:

