

# CLIENT HANDOUT



Class	<b>RESIDENTIAL</b>	County	<b>Gogebic</b>
Type	<b>Single Family</b>	City/Township/Village	<b>Marenisco C</b>
Area	<b>Marenisco C</b>	State	<b>MI</b>
Address	<b>412 Pine Ave</b>	Zip	<b>49947</b>
City	<b>Marenisco</b>		
Price	<b>\$48,000</b>		

Addendum	<b>2008 TaxV: \$21445 SEV: \$21</b>	# Total Bedrooms	<b>2</b>
m	<b>,334 2008 Winter Taxes:</b>	# Full Baths	<b>1</b>
	<b>\$277.88 Summer Taxes:</b>	# Partial Baths	<b>0</b>
	<b>\$380.70 Average Monthly Elec</b>	# Total Baths	<b>1</b>



**This Listing Information Provided Courtesy of:**

**RITA FRANZOI - CELL: (715) 360-9352**  
**SNOW COUNTRY REAL ESTATE**



## General Information

# Walk-Through Bedrooms	<b>0</b>	Living Room Size	<b>12x12</b>	Bedroom 4 Size	
# Non-Conforming Bedrooms	<b>0</b>	Living Room Level		Bedroom 4 Level	
School District	<b>Wakefield / Marenisco</b>	Dining Room Size	<b>12x12</b>	Utility Room Size	
Exclusions (Y/N)	<b>No</b>	Dining Room Level		Utility Room Level	
Approx. Year Built	<b>1981</b>	Dining Area Size		Bathroom 1 Size	<b>6x9</b>
Lot Dimensions	<b>426x264</b>	Dining Area Level		Bathroom 1 Level	
# Acres	<b>2.59</b>	Kitchen Size	<b>12x10</b>	Bathroom 2 Size	
Est. SQFT Upper	<b>0</b>	Kitchen Level		Bathroom 2 Level	
Est. SQFT Main	<b>1040</b>	Family Room Size		Bathroom 3 Size	
Est. SQFT Lower	<b>0</b>	Family Room Level		Bathroom 3 Level	
Total Above Grade SQFT	<b>1040</b>	Bedroom 1 Size	<b>12x10</b>	Master Bath (Y/N)	<b>No</b>
Below Grade SQFT	<b>0</b>	Bedroom 1 Level		Legal	<b>Sec 17, T46N R43W Map No 404KA</b>
Total Finished BG SQFT	<b>0</b>	Bedroom 2 Size	<b>12x10</b>	(see Addendum)	
Total Finished SQFT	<b>1040</b>	Bedroom 2 Level		Zoning	<b>Contact City</b>
		Bedroom 3 Size		Tax ID	<b>2704-31-703-600</b>
		Bedroom 3 Level			

## Features

STYLE	<b>Ranch</b>	ELECTRIC	<b>Yes</b>
CONSTRUCTION	<b>Manufactured</b>	NATURAL GAS	<b>Yes</b>
BASEMENT	<b>None</b>	CABLE	<b>Not Available</b>
FOUNDATION	<b>Crawl Space</b>	TELEPHONE	<b>Available</b>
EXTERIOR	<b>Vinyl</b>	SHORELINE	<b>Not Applicable</b>
WATER	<b>City</b>	EXTRAS	<b>Dryer, Oven/Range, Refrigerator, Washer, Window Treatment, Paved Driveway, Home Warranty, Porch/Deck/Patio</b>
SEWER	<b>City</b>	FIREPLACE	<b>None</b>
AIR CONDITIONING	<b>Window Unit</b>	OUTBUILDINGS	<b>Shed</b>
HEAT	<b>Natural Gas Forced Air</b>	GARAGE	<b>Two Car, Detached</b>
SUPPLEMENTAL HEAT	<b>None</b>		

## Remarks

**Public Remarks** **Wonderfully maintained 2 bedroom, 1 bath Wick Home on 2.6 acres in Marenisco. Close to Lake Gogebic, Ottawa National Forest and 3 ski areas. This property has a 3 season porch, metal roof, 2 car detached garage, vinyl siding and a private in town location. Mechanicals are up to date with furnace and water heater replaced since 2001. Lots of cabinet space, counter space and closet space. Some furnishings negotiable. Home warranty included. Call today to see this unique property.**

## Directions

**US 2 to Marenisco. South on M64 (also known as Fair Avenue) to Pine Street. Home is on the right side.**

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:

