

Residential
50186383 Active-No Offer

Customer Full Report
N5322 45TH Road Town of Beaver
POUND, WI 54161

List Price **\$139,900**

06/29/2018 12:31 PM



Finished Beds: 1 Full Baths: 1 Half Baths: 0 Total Baths: 1.0 Total # Cars: 0

County	Marinette	Building Style	1 Story
Tax Municipal Sub-Area	None	Garage 1 Type	None
SchDist	Coleman	Garage 1 # cars	
Subdivision		Grg Dim	
Tax Net Amt	\$1,015.00	Garage 2 Type	None
Tax Yr	2017	Garage 2 # cars	
TaxID	006-00379.000	Grg 2 Dim	
Assessments Total		Deeded Access	No
Assessment Year		Restrictive Covenant(s)	Unknown
Special Assessments	Unknown	Flood Plain	Unknown
Age Est (Pre2017)		Hobby Farm	No
Year Built Est	1975	Zero Lot Line	No
Source-Year Built	Seller	HOA Annual Fee	
		Assoc Fee-Annual	



Description	Data	Data Source	Description	Data	Data Source	New Construction Info
SQFT Fin Above Grade Est	770	Seller	Acres Est	0.57	Assessor/Public Record	New Construction No
SQFT Fin Below Grade Est	0	Seller	Lot Dimensions Est			Under Construction No
SQFT Total Fin Abv & Blw	770	Seller	Lot SQFT Est			To be built w/Lot No
						Est Completion Date
Water Frontage	Yes	School-Elementary				Builder Name
Water Body Name	Nelligan Lake	School-Middle				
Water Type	Lake	School-High				
Est Water Frontage	103					
Source-Water Frontage	Assessor/Public					

Room	DIM	LVL	Room	DIM	LVL	RM TYPE	Room	DIM	LVL	Baths	Full	Half
Living/Great Rm	12x20	Main	Other Rm 1	11x12	Upper	Loft	Bedroom 1/Master	10x12	Main	Upper		
Family Room			Other Rm 2				Bedroom 2			Main	1	
Formal Dining			Other Rm 3				Bedroom 3			Lower		
Kitchen	08x10	Main	Other Rm 4				Bedroom 4					
Dining Area			Unfin Rm 1	08x20	Main	3 Season Rm	Bedroom 5					
Laundry Rm			Unfin Rm 2									
			Unfin Rm 3									

Directions From Beaver, WI (Hwy 141): West on Hwy P; Straight on Hwy S; Left onto 47th Rd; Left onto W 18th Rd; Left onto 45th Rd to property on the right.

RemarksPub Wisconsin lake cottage for sale on Nelligan Lake in Marinette County. This is the first time this real estate has been available in 43 years. Since stick-built new by the current owners in 1975, this Nelligan Lake cottage has been lovingly maintained and kept immaculately clean. This is a turn-key property you can start using the day you close on the real estate; the property sale includes most of the home furnishings, appliances, dock, canoe & paddle boat. If you've been on the hunt for a classic lake cottage please call now and make an appointment to visit this lake property for sale.

Inclusions Heating/Cooling: electric baseboard heat and wood pellet stove.

Exclusions

ZONING Residential
HEATING FUEL TYPE Electric
HEATING/COOLING Other-See Remarks
WATER Sand Point Well
WASTE Conventional Septic
EXTERIOR FINISH Wood/Wood Shake/Cedar
FOUNDATION Block
GARAGE None
LOWER LEVEL Crawl
DRIVEWAY Unpaved
FIREPLACES None

LOT DESCRIPTION Wooded
EXTERIOR MISC INCLUDED Deck, Storage Shed
APPLIANCES INCLUDED Microwave, Oven/Range-Elect. or Gas, Refrigerator
OTHER WATER FEATURES Dock/Pier
DOCUMENTS ON FILE Seller Condition Report, Tax Bill

Patrick O'Hearn Cell: 1-920-227-3860

Prepared by:

Patrick O'Hearn
Whitetail Dreams RE dba Waterfront Dream
N7724 Wildwood Ln

patrick@wiwaterfrontdreams.com
~~920-227-3860~~
~~920-227-3860~~
 255301
 110316



Days On Market 7
Electronic Consent Yes
Selling Price
Close Date
Financing Type
Seller Concession Amount
Type Of Sale
Misc Closed Info
Sell Ofc:
Sell Agt:

Listed by: 255301 110316 Whitetail Dreams RE dba Waterfront Dream
 Co-Listed by:

Ad Code
Licensee Int/Broker Own No