Snow Country REAL ESTATE

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## # 709 Big Burn - PREMIERE UNIT

**PROPERTY MAILING ADDRESS**
E6178 Edelweiss Ln
Ironwood, MI 49938

**LEGAL DESCRIPTION**
Sec 31 T48N R46W Map No P80
Lots 8 & 9 Alpine Village N

**OCCUPANT**
Day-to-Day Rentals

**TAXES** **YEAR**
$1459.97 2006
**ID #** 03-12-500-800 / 900
**'06 SEV** $32,768 **TAXV** $32,667
■ **SEV** ■ **TXBL** ■ **N** □ **H**

**SIZE OF LAND - Approximate**
100 x 130 approx. each lot

**# ACRES - Approximate**
0.30 acres approx. each lot

**GAS**
N/A

**WATER** **SEWER**
Well Septic

**DESIGN** **CONSTRUCTION**
Custom 2 x 6

**AGE/ACT** **EFF** **CONDITION**
1981 V. Good

**FOUNDATION/BSMT/TYPE**
Block

**SIDING** **ROOF**
Cedar Asphalt

**WINDOW TYPES**
Anderson

**STORMS/SCREENS**
Combined

**BLDG SIZE/SQ FT (Approx.)**
1388+784 = 2172 sq ft approx.

**INSULATION**
Original

**LIVING ROOM**
17' 2 x 14' 6" Berber crpt, fireplace, patio doors, Ash T & G

**DINING ROOM**
9' 10" x 11' Berber crpt, 2 win, Ash T & G walls

**KITCHEN**
7' x 11' 7" tile floor, tile counters, 1 win, drywall, painted walls

**BEDROOM #1** □ **UP** ■ **DOWN**
11' 3"x9' 5" crpt, 1 win, painted walls, closet

**BEDROOM #2** ■ **UP** □ **DOWN**
13' 1"x10' crpt, patio door w/ deck, painted dw, closet

**BEDROOM #3** ■ **UP** □ **DOWN**
11' 4"x12' 1" crpt, painted walls, 1 win, closet

**BEDROOM #4** □ **UP** □ **DOWN**

**BATH #1** □ **UP** ■ **DOWN**
6' 2"x 6' 2" 3/4 bath w/tile floor, painted walls, 1 win

**BATH #2** □ **UP** □ **DOWN**
11' 4"x 8' 8" Full bath w/vinyl floor, painted walls, 1 win

**PORCHES & DECKS**
South Deck

**OTHER**
Family Rec Room 26' x 15' 6"
Sauna 6' 8" x 10' 4"
Hot tub 11' 4" x 9' 5"

**GARAGE**
None

**PRICE**
**$229,500**

**MLS#**
2391

| BEDROOMS | BATHS | TITLE INS |
|---|---|---|
| 3 | 1-3/4 | Yes |
| **HEAT TYPE** | **AVG COST** | **FIREPLACE** |
| Electric | $193.30/mo | Brick-wood burn |
| **ELECTRIC** | **HOT WATER** | **CLOSETS** |
| 200 Amp | Electric | 4 |
| **SCHOOL** | **POSSESSION** | **KEY** |
| Ironwood | At Close | BPLA Office |

**APPLIANCES**
Stove, Built-in Dishw, Refrig.

**SIGN**
Yes

**REMARKS**

**PREMIERE UNIT!**
Quality shines throughout this home with great amenities, great floor plan, beautiful brick fireplace, Ash accent wall, solid Oak kitchen cabinets, and ceramic tile counter and kitchen floor. Enjoy comfort and fun with a large family room, sauna, and hot tub. Comfortable dining area with warm accents of Ash paneled walls. South side patio doors open to a large deck. There's also a bedroom and 3/4 bath on this level. Top level features 2 additional bedrooms with closets and full bath. Both bedrooms overlook the lower living area with unique folding doors. One even has the builder's signature patio door and deck. Sleeps 6. Includes adjacent Lot 8. Some appliances included as well as 1 BPLA membership. **2007 user fee for new muncipal PAUD sewer is: $171.08 per month.**

**DIRECTIONS**
Hwy 2 to Powderhorn Rd north, left on Snowflake St which turns into Edelweiss Ln, just after curve house is on right.


Disclaimer: Information provided is obtained from Seller and Snow Country Real Estate assumes no liability for errors. Information is deemed reliable but not guaranteed and is subject to change without notice. All measurements and figures are approximate. Broker/Realtor recommends Buyer have the property surveyed and inspected by a competent contractor/inspector of their choice and reviewed by legal counsel of their choice as appropriate.