

Central Realty, Inc.

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ADDRESS: 1109 Rodabaugh Road, Marquette

SQ. FT.: 1,250 on main level

NUMBER OF BEDROOMS: 3

(1) 12'7" x 14'8" (2) 10'2" x 8'8" (3) 10' x 10'4"

BEDRM FLOOR COVERING: LVP

KITCHEN: 12'5" x 19'1"

KITCHEN FLOOR COVERING: LVP

BATHS: 2 Main 5' x 8'10"

Master 8'11" x 8'10"

BASEMENT: unfinished 1,250 poured basement with plumbing for a 3rd bathroom and an egress window allowing a 4th bedroom

GARAGE: Yes, attached 702'

AVE. UTILITIES: \$

TAXES: \$1,370.82

TYPE OF FURNACE AND AIR: Electric, new in 2015

APPLIANCES INCLUDED: 2 Refrigerators, Electric Stove, Dishwasher and Microwave

OTHER PERSONAL PROPERTY: Water Softener

COMMENTS: Beautiful view overlooking a pasture. Established trees and native grasses on the hill. Concrete patio area with a firepit. Frame 2" x 6" walls – modular home set in 2015. Full unfinished poured concrete basement with wide stairs leading down from attached garage. Plumbing is already installed for a 3rd bathroom to be added. An egress window in one corner would allow for a 4th bedroom to be added in the future. Electric water heater was replaced in 2018. Interior has been renovated with newer LVP flooring and neutral paint colors. Master Bathroom has been remodeled. New well in July of 2020. Septic tank in the wood rail fenced area.

LISTING PRICE: \$275,000.00

LOT SIZE: 1 acre

DINING ROOM: included with kitchen square footage

DINING RM FLOOR COVERING: LVP

LIVING ROOM: 15'6" x 16'5"

LIVING RM FLOOR COVERING: LVP

OTHER: Laundry room 6'4" x 8'

SMOKE ALARM: yes, 4

SUMP PUMP: no

AMP SERVICE: 200 amp circuit breakers

AGE: Built in 2014, Set on poured basement in 2015 – Stick Built garage added in 2018