

WI Toll Free No. 1-800-472-0290

Office Phone: 715-754-5221

Fax: 715-754-1321

NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950


**816 NE 2nd Street
Marion, WI 54950**

L-8179: This move-in ready 3-bedrm home offers comfort, style, and functionality all in one! Main floor features a welcoming living rm w/ hardwood floors and an open-concept kitchen that has been completely remodeled with modern finishes. You'll find two cozy bedrms with hardwood flooring and an updated full bath. Upstairs, a generously sized bedrm offers ample storage space—perfect for a private retreat or flexible living options. The full basement provides plenty of additional living space and is ideal for entertaining guests or creating your dream rec room. Outside, enjoy the peaceful backyard from your beautiful patio—perfect for relaxing and unwinding. Major updates have been completed for your peace of mind, including newer windows, siding, roof, water heater, and the stunning kitchen renovation.

\$168,000.00

Main Level		Upper Level				Taxes (2024): \$2,100.61
Room	Size	Room	Size	Kitchen Features		Est. Lot Size/Acreage:
Laundry/Entry:		Bedroom 1: 31' x 10'6		<input type="checkbox"/> Disposal	<input checked="" type="checkbox"/> 220 Outlet	Tax Parcel # 32 02 91 20
Living Room: 18' x 11'		Bedroom 2:		<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Gas Connection	
Kitchen: 12' x 10'6		Bedroom 3:		<input type="checkbox"/> Exhaust Fan	<input checked="" type="checkbox"/> Range/Oven	School District: Marion
Dining Room:		Bedroom 4:		<input checked="" type="checkbox"/> Range Hood	<input type="checkbox"/> Refrigerator	Zoning: Residential
Enclosed Porch:		Bedroom 5:				Flood Plain:
Pantry:		Bath 1: <input type="checkbox"/> Full <input type="checkbox"/> Half		Central Air		Township: City of Marion
Office:				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		County: Waupca
Bedroom 1: 14' x 10'6				Heating: Forced Air		Sanitary District:
Bedroom 2: 12' x 10'6		Basement: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Slab <input type="checkbox"/> Crawl Space		Water Heater:		Septic:
Bedroom 3:				<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric		<input type="checkbox"/> Conventional <input type="checkbox"/> Mound
Bath 1: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Half				Electric Service: 100 AMP		<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> LP Gas
Bath 2: <input type="checkbox"/> Full <input type="checkbox"/> Half		Exterior: Roof: Asphalt Exterior Walls: Vinyl		Garage: <u>2</u> Car(s) Size: 26' x 19'		Municipal:
Bath 3: <input type="checkbox"/> Full <input type="checkbox"/> Half				<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached Automatic Door Openers: <u>Yes</u>		<input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Water
SALE PRICE:				DATE OF SALE:		
				Well: <input type="checkbox"/> Drilled <input type="checkbox"/> Point		

Please Note: All information is approximate and based on owner's representations.

