

NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



821 NE 3rd Street
Marion, WI 54950

L-8180: This well-maintained 3-bedrm, 1-bath ranch home offers a comfortable layout and a host of recent upgrades. Step into a welcoming living room that flows into the updated kitchen and dining area. Full bath has been modernized, and all three bedrooms feature new flooring for a fresh, move-in ready feel. The full basement is partially finished, offering additional living or rec space to suit your needs. The new steel roof adds lasting value and peace of mind. Outside, enjoy a spacious backyard with a patio area, perfect for entertaining, and a garden shed for extra storage. The detached 2-car garage has been recently insulated and rewired, making it both functional and efficient.

\$165,000.00

Main Level		Level Level			Taxes (2024): \$2,236.70
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 119' x 75'
Laundry/Entry:		Bedroom 1:		<input type="checkbox"/> Disposal <input checked="" type="checkbox"/> 220 Outlet	Tax Parcel # 32 02 91 18
Living Room: 19'6 x 12'		Bedroom 2:		<input type="checkbox"/> Dishwasher <input type="checkbox"/> Gas Connection	
Kitchen/Din: 19'6 x 11'6		Bedroom 3:		<input checked="" type="checkbox"/> Exhaust Fan <input checked="" type="checkbox"/> Range/Oven	School District: Marion
Dining Room:		Bedroom 4:		<input checked="" type="checkbox"/> Range Hood <input checked="" type="checkbox"/> Refrigerator	Zoning: Residential
Enclosed Porch:		Rec Rm: 30' x 11'6			Flood Plain:
Pantry:		Bath 1: <input type="checkbox"/> Full <input type="checkbox"/> Half		Central Air <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Township: City of Marion
Office:					County: Waupaca
Bedroom 1: 11'6 x 11'6				Heating: Forced Air	Sanitary District:
Bedroom 2: 13' x 9'6		Basement: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Slab <input type="checkbox"/> Crawl Space		Water Heater: <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	Septic: <input type="checkbox"/> Conventional <input type="checkbox"/> Mound
Bedroom 3: 14' x 9'6				Electric Service: 100 AMP	<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> LP Gas
Bath 1: <input type="checkbox"/> Full <input type="checkbox"/> Half					
Bath 2: <input type="checkbox"/> Full <input type="checkbox"/> Half		Exterior: Roof: Steel & Asphalt Exterior Walls: Vinyl		Garage: <u> 2 </u> Car(s) Size: <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached Automatic Door Openers: <u>Yes</u>	Municipal: <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Water
Bath 3: <input type="checkbox"/> Full <input type="checkbox"/> Half					Well: <input type="checkbox"/> Drilled <input type="checkbox"/> Point
SALE PRICE:				DATE OF SALE:	

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

