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# NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950


**1246 E Prospect Avenue  
Marion, WI 54950**

L-8190: Welcome home to this charming 3-bedroom, 1-bath ranch nestled on nearly 1 acre in the City of Marion. Thoughtfully maintained, this property offers the perfect blend of comfort and convenience. Inside, you'll find a functional floor plan with fresh new flooring throughout and a beautifully updated bathroom. The spacious living areas provide a warm, inviting atmosphere, making it easy to relax or entertain. An attached 2-car garage adds everyday practicality, while the expansive lot gives you room to garden, play, or simply enjoy the outdoors. With its updates, well-kept condition, and generous yard space, this home is ready for you to move right in and make it your own.

**\$172,000.00**

Main Level		Upper Level			Taxes (2024): \$1,898.45
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 0.9 +/-
Laundry/Entry: 7'6 x 12'		Bedroom 1:		<input type="checkbox"/> Disposal <input checked="" type="checkbox"/> 220 Outlet	Tax Parcel # 32 01 13 15
Living Room: 11' x 18'8		Bedroom 2:		<input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Gas Connection	
Kitchen/Din: 11'6 x 15'7		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 type="checkbox"/> Refrigerator	Zoning: Residential
Enclosed Porch:		Bedroom 5:			Flood Plain:
Pantry:		Bath 1:		Central Air	Township: City of Marion
Mud Room: 7'6 x 6'10		<input type="checkbox"/> Full <input type="checkbox"/> Half		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	County: Waupaca
Bedroom 1: 10'8 x 12'				Heating: Radiant	Sanitary District:
Bedroom 2: 11'4 x 12'		Basement:		Water Heater:	Septic:
Bedroom 3: 9'8 x 11'6		<input type="checkbox"/> Full <input type="checkbox"/> Partial		<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Mound
Bath 1:		<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Crawl Space		Electric Service: 100 Amp	<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> LP Gas
<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half				Garage: <u>2</u> Car(s)	Municipal:
Bath 2:		Exterior:		Size: 24' x 20'3	<input type="checkbox"/> Sewer <input type="checkbox"/> Water
<input type="checkbox"/> Full <input type="checkbox"/> Half		Roof: Asphalt		<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	Well:
Bath 3:		Exterior Walls: Vinyl		Automatic Door Openers: ____	<input type="checkbox"/> Drilled <input checked="" type="checkbox"/> Point
<input type="checkbox"/> Full <input type="checkbox"/> Half					

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

