

NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



411 W Ramsdell Street
Marion, WI 54950

L-8194: This ranch-style home offers great potential with room to make it your own! Featuring an attached 1-car garage and a spacious city lot, the home's open-concept living, kitchen, and dining areas create a comfortable flow. It includes a full bath and 3-4 bedrooms, with the fourth bedroom easily converted back into a sunroom for convenient access to the fenced-in portion of the backyard. While the home will need a new roof in the near future and some TLC, it presents an excellent opportunity to build equity and create lasting value.

\$110,000.00

Main Level		Upper Level			Taxes (2024): \$1,609.00
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 0.41+/-
Laundry: 7'6 x 5'6		Bedroom 1:		☒ Disposal ☒ 220 Outlet	Tax Parcel # 32 02 83 3
Living Room: 11' x 13'6		Bedroom 2:		☐ Dishwasher ☐ Gas Connection	
Kitchen/Dining: 17' x 11'		Bedroom 3:		☒ Exhaust Fan ☒ Range/Oven	School District: Marion
Dining Room:		Bedroom 4:		☒ Range Hood ☒ Refrigerator	Zoning: Residential
Back Entry/Bedrm: 11' x 11'		Bedroom 5:			Flood Plain:
Pantry:		Bath 1: ☐ Full ☐ Half		Central Air ☐ Yes ☒ No	Township: City of Marion
Office:					County: Waupaca
Bedroom 1: 11' x 10'				Heating: Forced Air	Sanitary District:
Bedroom 2: 11' x 9'		Basement: ☐ Full ☐ Partial ☐ Slab ☒ Crawl Space		Water Heater: ☒ Gas ☐ Electric	Septic: ☐ Conventional ☐ Mound
Bedroom 3: 12' x 11'					
Bath 1: ☒ Full ☐ Half				Electric Service: 100 AMP	☒ Natural Gas ☐ LP Gas
Bath 2: ☐ Full ☐ Half		Exterior: Roof: Asphalt Exterior Walls: Vinyl		Garage: <u>1</u> Car(s) Size: 23' x 15'6 ☒ Attached ☐ Detached Automatic Door Openers: <u> </u>	Municipal: ☒ Sewer ☒ Water
Bath 3: ☐ Full ☐ Half					Well: ☐ Drilled ☐ Point
SALE PRICE:				DATE OF SALE:	

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

