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NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



513 N Main Street
Marion, WI 54950

L-8207 Enjoy some of the best views of Marion Pond from this beautifully crafted two-story home, perfectly situated on two lots. Over 2,200 sqft of quality living space, this property combines comfort, functionality, and scenic surroundings. Main level features a spacious kitchen with custom cabinetry, gas stove, and walk-in pantry, along with a formal dining rm and large living rm ideal for entertaining. A versatile office or bedrm, plus a convenient half bath with main-floor laundry, adds to the home's practicality. Upstairs, you'll find a generous primary bedrm with two walk-in closets, two additional bedrms, and a full bath complete with a shower and jetted tub. A flexible common area provides space for a sitting room, play area, or home office. Additional highlights include a full basement, hydronic heating system, 200 AMP electrical service, an oversized two-car attached garage, and an additional two-car detached garage—offering ample storage and workspace.

\$300,000.00

Main Level		Upper Level			Taxes (2025): \$4,354.76
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 0.32+/-
Laundry: 8' x 11'		Bedroom 1: 15' x 16'		<input type="checkbox"/> Disposal <input checked="" type="checkbox"/> 220 Outlet	Tax Parcel # 32 02 72 9 & 32 02 72 8
Living Room: 15' x 21'		Bedroom 2: 9' x 14'		<input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Gas Connection	
Kitchen: 16'6 x 16'		Bedroom 3: 9' x 15'		<input type="checkbox"/> Exhaust Fan <input checked="" type="checkbox"/> Range/Oven	School District: Marion
Dining Room: 13' x 13'		Bedroom 4:		<input type="checkbox"/> Range Hood <input checked="" type="checkbox"/> Refrigerator	Zoning: Residential
Enclosed Porch:		Landing: 10' x 14'			Flood Plain:
Pantry: 6'9 x 8'		Bath 1:		Central Air	Township: City of Marion
Foyer:		<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	County: Waupaca
Bedroom 1/Office: 13' x 14'				Heating: Hydronic	Sanitary District:
Bedroom 2:		Basement:		Water Heater:	Septic:
Bedroom 3:		<input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial		<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Conventional <input type="checkbox"/> Mound
Bath 1:		<input type="checkbox"/> Slab <input type="checkbox"/> Crawl Space		Electric Service: 200	<input checked="" type="checkbox"/> Natural Gas
<input type="checkbox"/> Full <input checked="" type="checkbox"/> Half					<input type="checkbox"/> LP Gas
Bath 2:		Exterior:		Garage: <u>2</u> Car(s)	Municipal:
<input type="checkbox"/> Full <input type="checkbox"/> Half		Roof: Asphalt		Size: 32' x 28'	<input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Water
Bath 3:		Exterior Walls: Vinyl		<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	Well:
<input type="checkbox"/> Full <input type="checkbox"/> Half				Automatic Door Openers: <u>Yes</u>	<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.

