

Nathan Obitz

NIC/Independence

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Ph:



Residential
1568630Active
Recent: 09/15/2022 New Listing

1217 River Avenue E
Ladysmith, WI 54848

L \$235,000



Type:	Single Family	County:	Rusk
Style:	2 Story	Area:	51 - Ladysmith Schl Dist
Bedrooms:	4	School Dist:	Ladysmith
Full Baths:	2	Garage Cap:	3
Partial Baths:	1	Garage Type:	Attached
Lot Size:	0 x 0 x	Year Built:	1978
Acreage:	1.78	Taxes/Yr:	\$4,449.48 / 2021
Apx Fin AG:	3,136	Tax ID:	246-01851-0000
Apx Fin BG:	0	Addtl Tax IDs:	
Apx Fin SqFt:	3,136	Waterfront:	No
Manufactured:	No	Condo:	No
Subdivision:		Twp:	City of Ladysmith
Next Tour:	Public: Tue Oct 25, 2:00PM-4:00PM		

Association: **No**
Association Fee:
Fee Cycle:

Common:
Restrictive Cov:

Home Dim:

Water Front Type:
Lake/River Name:
Lake Size:
Waterfront Elevation:
Water Front CF:

Water Front Ft:
Waterfront Access:
Water View:
RoadBtwWtrfrnt:

Seasons:
Lake Depth:
Slope:
Income Producing:

ROOM	LEVEL	EST SIZE	FLOOR	ROOM	LEVEL	EST SIZE	FLOOR
Living Room	M	14 x 20	Vinyl	Kitchen	M	13 x 18	Vinyl
Dining Room	M	14 x 15	Vinyl	Family Room	M	20 x 14	Vinyl
Laundry Room	M	6 x 10	Vinyl	Office	M	10 x 14	Vinyl
4 Season Room	M	8 x 18	Vinyl	Bedroom	U	14 x 14	Carpet
Bedroom	U	10 x 19	Carpet, Vinyl	Bedroom	U	14 x 13	Carpet
Bedroom	M	13 x 10	Carpet	Bathroom	U	8 x 7	Tile
Bathroom	U	8 x 8	Vinyl	Bathroom	M	3 x 8	Tile

Included: **Ac Wall Unit, Ceiling Fans, Dishwasher, Dryer, Garage Opener, Microwave, Oven/Range, Refrigerator, Washer**
Excluded: **Sellers Personal**

Basement: **Full**
Driveway: **Asphalt**
Fireplace: **Woodburning**
Fuel Source: **Natural Gas**
New Const:
Outbuildings: **Shed-Garden**
Sewer: **City Sewer**

Cooling: **Window**
Electric: **Circuit Breaker**
Foundation: **Block**
Heating: **Baseboard**
Occupancy:
Patio Deck: **Deck-Wood, Patio-Concrete**
Showing: **Lockbox-Combination, Sign-on Property, UseShowingTime**

Water: **City-Water**
Exterior: **Stucco**
Internet:

Water Heater: **Electric**
Zoning:

Directions: **In Ladysmith, HWY 8 to Menasha Avenue, East on Menasha to River Avenue E, property is last house on right, sign at driveway**

Remarks: **ACTUAL SALE PRICE TO BE DETERMINED AT AUCTION TUES NOV 1 @ 6 P.M. Online only bidding. Sells AS-IS with no buyer contingencies. Open House Tues. Oct. 25 from 2-4pm. \$10,000.00 EM cash/cashiers check only. Any financing to be prearranged, closing 45 days. In town with a quiet country feel sits this 4 bed 3 bath home with new updates on 1.78+- acres in Ladysmith. The main level includes the kitchen, guest bedroom, dining area, living room, family room, office, and 4 season room to have you sit back, relax, and enjoy the beautiful view overlooking the small creek in the back yard. The home has new flooring throughout, as well as a new cement floor in the garage.**

Legal:

Apx UnFin AG: **0**
Apx UnFin BG: **0**
Apx UnFin SqFt: **0**

Condition Report: **Yes**
Access Feat Rpt:
Seller Concessions

Seller Financing: **No**
Seller Fin Remarks:

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