



Address	1904 Pheasant Run Dr			Rooms		Bedrooms	2	Baths	2
Municipality	Marshfield			School	Marshfield				
Directions	Central Ave to McMillan – West on McMillan to Prairie Run Sign								
Lot Desc	Condominium	Loc	Zone	Tx Key #	Abstract	TitleIns.			
ROOM	SIZE	2nd	LL	FEATURES			CONSTRUCTION		
Living Rm				Curb/Gutter		Stories	One Story		
Dining Rm				City Water	X	Est. Size			
Kitchen				Gas	X	Est. Sq. Ft	1620		
Bath				Sewer	X	Est. Age	New		
Bath				Septic		Siding	Cement Bd/Stone/Efis		
Bedroom				Well		Roof	Shingle		
Bedroom				Drapes		Walls			
Bedroom				Range/Oven		Trim			
Bedroom				Hood / Fan		Floors			
Family Rm				Disposal		Fireplace			
Rec Room				Refrigerator		Basement			
Hobby Rm				Dishwasher		Water Htr	NG		
Utility Rm	Main Level			Air	CA	Heat/Fuel	FA/Geothermal Heat Pump		
Garage	2 Car Attached			H2o Softnr					

Remarks: Information Provided By Seller or Other Third Party and Has Not Been Verified By Broker: Information contained herein must be verified by buyer

LOOKS CAN BE DECEIVING...this "DAISY" model in Mfld's new Prairie Run Subd appears to be ready to move right in w/all professional landscaping, inground irrigation system & concrete drive already in place. The unit is only framed out so buyers can have input in some room sizes & interior layout. Walk-out lower level has potential for finishing a family room with patio – all overlooking beautiful Prairie Lake too! STARTING AT \$375,000.

**Licensee Interest - -2010 City Wide Reassessment

Assessed	Year		Land		Improvement		Total		
Occupied By	Vacant	Owner	Prairie Run Group			Est Heat		Taxes	TBD
Possession	Closing		Lockbox	No		Sign	Yes	File #	1.6
Office	RE/MAX Am. Dream	Phone	384-4423	Agent	Sharon Helwig		Phone	305-9971	
Price	\$375,000			MLS#	904987		ATR#		

RE/MAX American Dream

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Sharon Helwig, CRS/GRI

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