



Address	305 S Cedar Ave			Unit 1	Lower	Bedrooms	2	Baths	1
				Unit 2	Upper		2		1
Municipality	Marshfield				School	Marshfield			
Directions									
ROOM	Unit 1	Unit 2	LL	FEATURES			CONSTRUCTION		
Living Rm	15 x 13.5	9 x 14		Curb/Gutter	Yes	Stories	Two Stories		
Dining Rm				City Water	Yes	Est. Size			
Kitchen	13 x 13	13 x 12		Gas	Yes	Est. Sq. Ft	1094(M)+1094(U)=2188		
Bath	¾	¾		Sewer	Yes	Est. Age	1905		
Bath				Septic		Siding	Stucco		
Bedroom	9 x 17 Irreg	12 x 11.6		Well		Roof	Composition		
Bedroom	12.5 x 13	12 x 13		Drapes		Walls	Plaster		
Bedroom				Range/Oven	Yes	Trim	Wood		
Bedroom				Hood / Fan		Floors	Vinyl/Carpet		
Bedroom				Disposal	No	Fireplace	No		
Office				Refrigerator	Yes	Basement	Yes		
Playroom				Dishwasher	No	Water Htr	Gas(Main)Elect(Upper)		
Utility Rm				Air		Heat/Fuel	FA/NG(Main)Elect(Upper)		
Garage	None			H2o Softnr		Lot Size	44 x 157		

Remarks: *Information Provided By Seller or Other Third Party and Has Not Been Verified By Broker*

WELL MAINTAINED OLDER DUPLEX – 2 BR on main floor and 2 BR in upper apartment. Close to shopping in downtown area.

Assessed	Year	2010	Land		Improvement		Total		
Occupied By	Tenant/Vacant	Owner	Schuld			Est Heat		Taxes	\$2148.49(11)
Possession	Closing		Lockbox	No		Sign	Yes	File #	2.4
Office	RE/MAX Am. Dream		Phone	384-4423	Agent	Thomas Koderl		Phone	715-389-2917
Price	\$94,900.00				MLS#	1103415	ATR#		



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