



Address	<b>309 S. Concord Ave</b>			Rooms		Bedrooms	2-3	Baths	2
Municipality	Marshfield			School	Marshfield				
Directions	Oak Ave to Fourth St – West to Concord – N to home on E side of Street								
Lot Desc	63 x191*	Loc	Zone	<a href="#">Click Here to View Slide Show</a>					
ROOM	SIZE	2nd	LL	FEATURES			CONSTRUCTION		
Living Rm	11.7 x 12.8/possible BR			Curb/Gutter	X	Stories	1.5 Story		
Dining Rm or Living Rm	14.7 x 14.5			City Water	X	Est. Size			
Kitchen	12 x 14.11			Gas	X	Est. Sq. Ft	858(M)+420(U)=1278*		
Bath	Full			Sewer	X	Est. Age	1926*		
Bath	Full	X		Septic		Siding	Metal		
Bedroom	11.5 x 20.3+7.9 x 11.3	X		Well		Roof	Shingle		
Bedroom	9.8 x 9.9			Wdw Tmt	X	Walls	Drywall & Plaster		
Bedroom	Living room possible BR			Range/Oven	Gas	Trim	Oak		
Bedroom				Hood / Fan	None	Floors	Carpet/Vinyl/Tile		
Family Rm				Disposal	None	Fireplace	None		
Porch	7.5 x 18.11 Front			Refrigerator	X	Basement	Poured		
Patio	Concrete			Dishwasher	X	Water Htr	Electric		
Utility Rm	Lower Level		X	Air	C/A	Heat/Fuel	Pulse/Gas		
Garage	1 – Car Detached			H2o Softnr	None	Wash/Dry	Neg		

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

**TAKE YOUR PICK...**with lots of options for this floor plan – you could have a huge master suite w/full bath featuring tub and closets galore up **OR** use the upstairs as a family room with two bedrooms, LR/DR, eat-in kitchen and updated bath w/shower, pedestal sink and ceramic tile on the main floor. Seller has updated the carpeting, windows, shingles, water heater, C/A and finished the upper level during his ownership. Great front porch, hi-eff PULSE furnace, concrete patio and detached garage w/dog kennel – all situated on a large mature lot on Marshfield’s Westside on a quiet street – what are you waiting for?  
\*Per Assessor –2010 City Wide Reassessment

Assessed	Year		Land		Improvement		Total		
Occupied By	Vacant	Owner	Maurer			Est Heat		Taxes	\$1837.00*
Possession	Closing		Lockbox	Yes		Sign	Yes	File #	2.4
Office	<b>RE/MAX Am. Dream</b>		Phone	<b>384-4423</b>	Agent	<b>Sharon Helwig</b>		Phone	<b>305-9971</b>
Price	<b>\$97,900</b>				MLS#	1001819		ATR#	



**RE/MAX American Dream**  
901 N. Central Ave., Suite 3  
Marshfield, WI 54449  
Phone: 384-4423 \* Fax 384-4788  
[www.americandream-wi.com](http://www.americandream-wi.com)

**Sharon Helwig, CRS/GRI**  
Certified Residential Specialist  
Graduate, Realtor Institute  
Licensed Broker / Owner  
Phone: **305-9971**

