



Address	406 S. Larch Ave.		Rooms	7	Bedrooms	3	Baths	2.5
Municipality	Marshfield			School	Marshfield			
Directions	S on Oak Ave to 5 th – West on 5 th to Larch – N to home on west side of street							
Lot Desc	100x135*	Loc	Zone	Click Here To View Slideshow				
ROOM	SIZE	2nd	LL	FEATURES			CONSTRUCTION	
Living Rm	14.8 X 17.2			Curb/Gutter		Stories	Two-Story	
Dining Rm	12.6 X 10			City Water	X	Est. Size		
Kitchen	13.6 X 12.6			Gas	X	Est. Sq. Ft	1888* + 364 est. in LL	
Bath	Full + 3/4MB	X		Sewer	X	Est. Age	1991*	
Bath	Half			Septic		Siding	Vinyl	
Master BD	14.2 X 15.2	X		Well		Roof	Shingles	
Bedroom	12 X 11.5	X		Drapes	X**	Walls	Drywall	
Bedroom	10.1 X 12.3	X		Range/Oven	X	Trim	Oak	
Bedroom				Hood / Fan	Micro	Floors	Tile/Carpet/Vinyl	
Family Rm	25.9 X 13.6 Irreg.		X	Disposal	X	Fireplace	W/B(LR) + Gas Log(FR)	
Office				Refrigerator	X	Basement	Poured-Part Fin	
Deck	2 Tier Deck			Dishwasher	X	Water Htr	Gas	
Utility Rm	Main			Air	X	Heat/Fuel	F/A Gas Pulse Hi Eff	
Garage	2-Car Attach.			H2o Softnr	No	Wash/Dry	Neg	

Remarks: Information Provided By Seller or Other Third Party and Has Not Been Verified By Broker/ Please verify information provided prior to purchase.

SEEING IS BELIEVING... this 3 BR, 2.5 BA two-story features a very functional floor plan with open dining/kitchen with oak cabinetry & appls., breakfast counter, pantry & new mudroom off front entry. Beautiful stone wood-burning FP in LR, lower level FR w/gas FP, master suite with walk-in closet & private bath. Main floor laundry, two level deck and private backyard plus new shingles, concrete drive & carpeting make this one well worth seeing!

*Info per assessor --2010 City Wide Reassessment

Assessed	Year	Land	Improvement	Total			
Occupied By	Owner	Owner	MacNamara	Est. Heat	Taxes	\$3768.90(09)	
Possession	Closing	Lockbox	Yes	Sign	Yes	File #	2.4
Office	RE/MAX Am. Dream	Phone	384-4423	Agent	Sharon Helwig	Phone	387-4093
Price	\$194,900			MLS#	1003494	ATR#	



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