

Residential
 1524595 Active
 Recent: 10/01/2018 New Listing

N657 Pleasant View Trail
 New Auburn, WI 54757

L\$188,000



Type:	Single Family	County:	Rusk
Style:	1 Story	Area:	30 - Chetek-Weyerhaeuser
Bedrooms:	2	School Dist:	Chetek-Weyerhaeuser
Full Baths:	1	Garage Cap:	3
Partial Baths:	0	Garage Type:	Detached
Lot Size:	0 x 0 x	Year Built:	1970
Acreage:	0.46	Taxes/Yr:	\$2,034.44 / 2017
Apx Fin AG:	1,320	Tax ID:	004011640000
Apx Fin BG:	0	Addtl Tax IDs:	
Apx Fin SqFt:	1,320	Waterfront:	Yes
Manufactured:	No	Condo:	No
Subdivision:			

Association:	Yes	Common:	No	Home Dim:	
Association Fee:	\$150	Restrictive Cov:	Yes	Twp:	Big Bend

Water Front Type:	Lake	Water Front Ft:	100	Seasons:	4 Season
Lake/River Name:	Island	Own Frontage:	Yes	Easements:	No
Lake Size:	526	Deeded Access:	No	Lake Depth:	54
Waterfront Elevation:	Elevation Low 0 - 15	Water View:	Water Front View	Slope:	Gradual
Water Front CF:	Shore-Vegetation	RoadBtwWtrfrnt:	No	Income Producing:	

ROOM	LEVEL	EST SIZE	FLOOR	ROOM	LEVEL	EST SIZE	FLOOR
Living Room	M	17 x 15	Wood	Kitchen	M	17 x 15	Wood
Dining Room	M	8 x 11	Wood	Laundry Room	M	15 x 12	Concrete
Bedroom	M	13 x 8	Wood	Bedroom	M	13 x 8	Wood
Bathroom	M	8 x 5	Vinyl				

Included: 1st Floor Laundry, Ceiling Fans, Dock, Dryer, Microwave, Oven/Range, Washer, Window Coverings, Other-See Remarks
 Excluded: Sellers Personal

Basement:	Cellar, Crawl Space	Cooling:	None
Driveway:	Gravel	Electric:	Circuit Breaker
Fireplace:	One, Woodburning	Foundation:	Block
Fuel Source:	Electric	Heating:	Baseboard
New Const:	None	Occupancy:	At Closing
Outbuildings:	Lean-To	Patio Deck:	Deck-Wood
Sewer:	Septic, Septic-Mound, Other-See Remarks	Showing:	Lockbox-Push Button, Sign-on Property, UseShowingTime
Water:	Well-Drilled	Water Heater:	Electric
Exterior:	Asphalt, Vinyl	Zoning:	Shoreline

Directions: Hwy 53 to New Auburn, East on County M 6 miles to Hwy 40, Left/North on Hwy 40 5 miles, turn left onto 136th Ave (Chain Lake Rd), then Right onto 138th Ave (Chippewa Trail), then 3 miles to Left on Pleasant View Trl., home on left 1/2 mile in.

Remarks: Fully updated waterfront 4 season cabin just steps to the dock. Water depth at dock is about 4 feet with direct access to one of the best Chain of Lakes in NW Wisconsin. Over 1200 acres of clean/clear water with 4 connected lakes, Island, McCann, Chain & Clear Lakes. Boating, Fishing, Water Skiing, Tubing, Jet Ski, Canoe & Kayak! All updates have been completed in the last 10 years. Located on a quiet dead end cul-de-sac in the woods. Affordable & Move in ready!

Legal: ANGLERS ESCAPE LOT 1 TOG W/UNDIV INTEREST IN OUTLOT 1 VOLUME 597 PAGE 200

Apx UnFin AG:	0	Condition Report:	Yes	Seller Financing:	No
Apx UnFin BG:	0	Access Feat Rpt:	Yes	Seller Fin Remarks:	
Apx UnFin SqFt:	0	Seller Concessions:			

Prepared By: Patricia North
 Diamond Lakes Realty LLC
 26487 70th St
 New Auburn, WI 54747

Email: pnorth419@gmail.com
 Office Ph#: 715-577-6599
 Preferred Ph#: 715-577-6599
 Certs:

