



Address	304 S Linden Ave, Marshfield		Bdrms	3	Bath	1	MLS# 1702781
Municipality	City of Marshfield		School District		Marshfield		
Directions	W on Adler Rd, S on Linden Ave to home on the right.						
Lot Desc.	100 x 131	LOCATION		Zone	Res	Title Evid.	
ROOM	SIZE	Lower	Main	Upper	FEATURES		CONSTRUCTION
Living Room	27 x 14		X		Curb/Gutter	X	Stories 1 Story
Kitchen	13 x 12		X		City Water	X	Est. Sz Ft. 1624
Dinette	12 x 11		X		Gas	X	Est. Age 1987
Dining Room					Sewer	X	Siding Vinyl
Bath	Full		X		Septic		Roof Shingle
Bath					Well		Walls Drywall
Bath					Window Covs	X	Trim Wood
Bedroom	15 x 13		X		Range/Oven	X	Floors Carpet / Vinyl / Laminate
Bedroom	13 x 13		X		Microwave		Fireplace
Bedroom	13 x 11		X		Disposal	X	Basement Full
Bedroom					Refrigerator	X	Water Heater NG
Family Room					Dishwasher		Heat/Fuel F/A NG
Other					Central Air	X	Patio Yes
Laundry Room		X			Washer/Dryer	X	Porch Yes
Garage	2 Car Attached				Water Softener	X	
Remarks	INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED						

This well maintained 3 bedroom ranch home with 2 car attached garage on Marshfield's West side is sure to be an eye catcher! Inside you will see that this home is very spacious with large rooms throughout! The dry basement is a real plus for expanding and adding a large family/rec room. Siding is maintenance free and the new roof was added in 2017. The outside has been attended to with tender loving care with beautiful landscaping and perennials that can be viewed while relaxing on the patio. The home is located close to the university and technical college and there are also nearby walking trails. With so much to offer, this home won't be on the market long! Schedule your showing today!

Occupied by		L. Box	Yes	Ht cost		Taxes	2016 - \$3,252.29
Owner	Meier	Poss.	Closing	Sign	C21	File	2.4
Office	CENTURY 21 Gold Key Realty, Inc.				Phone	715-387-2121	
Agent	Linda Poehnel				Phone	715-305-3223	
PRICE	\$154,900.00						



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