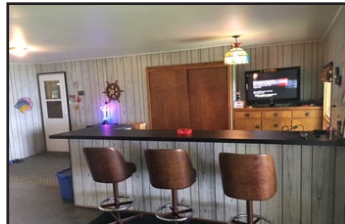
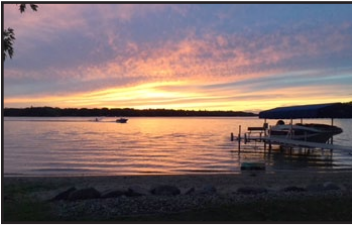




MURRAYLAND AGENCY, INC.

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36 Forman Rd. N, Lake Shetek

Description: Rambler
 Lot Size: 100x125 - front Lot
 .455 acres back lot
 Sq. Footage: 1844 - total; 1604 finished
 Exterior: Vinyl
 Roof: Asphalt
 Heating System: Baseboard, Wall Heaters, Fireplace, CA
 Water: Private plus cistern
 Sewer: City
 Elec. Entrance: 100 amp
 Taxes: \$1,158.74 RE; 2,046.50 total with assessment
 Assessments: \$867.76
 Sewer Assessment Balance \$7,848.26
 Basement: Crawlspace/Slab
 Year Built: 1960s

Listing Price: \$305,000
 Legal: 17-100-0330; 17-100-0170
 Garage: 28x32 attached, heated
 Appliances: Stove, Refrig., Microwave, Dishwasher, washer, dryer
 Fireplace: Gas
 Water Softener: Use Cistern Water
 Water Heater: Gas
 Windows: New
 Bedrooms: 2
 Bathrooms: 1
 Living Room: 13x15
 Kitchen: 15x15
 Family Room: 10x28 Front Lakeside
 MLS: 6030765

Additional Information:

- Amazing opportunity on Lake Shetek
- Year 'round 2 bedroom home with 100' low shoreline - SAND!
- Also includes back lot for additional needs with shed
- Home is all main level living
- Attached 28x32 heated garage with beautiful 34'x12' gathering room with TV & Bar
- 24'x10' screened porch off garage where present owners spend hours of morning, afternoon & evening lake viewing. Beautiful Sunsets!
- Open floor plan from kitchen to living and family room
- Kitchen has new flooring and newer cabinets breakfast bar
- Bathroom has new flooring and new large walk-in shower
- Large utility room with included washer/dryer and lots of storage cabinets.
- Gas fireplace
- Central Air
- Recent Shoreline landscaping as well as installation of new windows in the front rooms of home and newer windows in back bedrooms
- Seller is including newer dock and contents of home other than their personal items. Newer gas grill, lots of furniture, etc.

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