

3893	1933153	322 James St	2	2	Tomah	\$57,500
Listing #	MLS #	Property Address	Bdrms.	Bath	Location	Price



**1600 Superior Ave.
Tomah, WI 54660**

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Property Type	Residential	Paved Driveway	X	ROOMS	1 st Floor	Upper
Construction	Manufactured	Window Blinds	X	Entry		
Lot Size	Rented	Office Unit	Nego	Living Room	15x15	
Tax Before Credits	\$445.22 for 2021	Riding Mower	X	Dining Room	15x19	
Tax After Credits	\$281.64 for 2021	Snow Blower	X	Kitchen		
Age / Condition	1999 / Very Good	Range	X	Family Room		
Foundation	Block & Anchors	Refrigerator	X	Bedroom	12 x 15	
Heating System	Natural Gas Forced Air	Washer	X	Bedroom	10 x 12	
Water Heater	Natural Gas	Dryer	X	Bedroom		
Air Condition	Central Air	Heco 420 Stove	X	Bedroom		
Deck	8 x 16	Natural Gas	X	Office		
Covered Deck	11 x 15	City Water	X	Bath	5 Pc. / 4 pc.	
Porch	None	City Sewer	X	Landing		
Workshop	12x16 w/6x16 Lean-to	Ceiling Fans	X	Utility Room	4 x 5	
Type of Roof	Shingle	Cable Available	X	Basement	None	

Siding	Vinyl
Type of Walls	Panel
Type of Floors	Tile/Vinyl/Carpet
County	Monroe
City	Tomah
Square Foot	980 - 1120
Directions: From Superior Ave. (Hwy 12) go east on ET – Left on James St. – Property is 2nd house on the left.	
Listed By	Wayne Stockwell
Owner	Lamb

Remarks:

- This is a very special mobile home. Included in the sale is a Heco 420 Elite wood cook stove. As it sits a new one would cost over \$6,000! Cook and heat your home even during electric outages. Lots of updates are included.
- Just a short walk to several city parks and Lake Tomah.
- There is a great 12x16 shop that is heated and air conditioned plus there is a 6x16 locked lean-to.
- The title says 14x70 but it measures out more as a 16x70.
- Riding mower, snow blower, range, refrigerator, microwave, window coverings, washer and dryer are included in the sale.
- The lot rent of \$243.47/month also covers the \$23.47 in city taxes (parking fee). 2 paved off-street parking spots.
- Located in Country View Estates – park approval of new buyer is required and covenants apply to protect your value.