INTEGRITY
REAL ESTATE TEAM

PROPERTY INFORMATION

All information has been provided by the seller

2512 LONG VIEW DR. RHINELANDER

200' FRONTAGE ON LONG LAKE

LIST PRICE $874,000

Shared Roadway Information

9 property owners share in the cost of plowing/sanding/placing gravel on the shared roadway. The cost is $200-$300 per year. Excess funds carry over. They use the same company to their respective driveway. They plow only over 4" of snow.

Detached Garage

Concrete slab is 30' x 28' x 4' thick

Frame walls 9'6" high

Overhead doors 16' wide x 8' high

Built in 2019.

Cost: $47,633

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LIST PRICE $874,000

HOME FEATURES

- Washer/Dryer are electric
- Furnace has been maintained annually by Fraiser
- Radiant heat controlled by level (4 thermostats)
  - Primary Bedroom
  - Family Room
  - LL bathroom
  - LL bedroom
- Water softener is rented by Culligan
- Garbage/recycle is not included in taxes $40/month
- Attached garage is 2 car, insulated & 4 garage remotes
- Detached garage is 3 car not insulated & 3 remotes
- Roof is 6 years old (one layer)
- Private well/not shared
- Septic is conventional
- Solid core doors throughout the home
- Gas fireplace in basement
- Fireplace cleaned annually
- Exterior stained and rechinked 2022
- Natural Gas is available at the end of the road

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LIST PRICE $874,000

HOME FEATURES

- Beautiful kitchen maple cabinets
- Quartz counter tops
- Pantry
- Pull out drawers
- Oven is electric
- Stove is propane gas
- Custom kitchen shelf above doorway is included
- Beautiful fireplace
- Large windows
- Deck overlooking the lake
- Lower level patio
- Mature trees and Maple trees
- Home sits on 2.5 acres
- Radiant floor heat in Primary Bath,
- Natural fireplace on main floor, is cleaned every year.

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LIST PRICE $874,000

- **200' frontage** of Long Lake in the Town of Crescent (just south of Squash Lake)

- **Size & Depth:** 64 acres total area
- **Max Depth:** 20 feet (average depth around 10 feet)
- **Water Clarity:** Clear to moderate (roughly 8 feet visibility)
- **Recreation:** Canoeing, kayaking, paddleboarding ans small fishing boats
- **Fish Species:** Northern, large and small mouth bass, crappies, sunfish, blue gill.