

DRAMATIC Price Reduction!

For Sale: 6794 Arizona Road



Now \$229,000

This Dinham Lake home features:

- Energy saving windows, siding, insulation and roof
- Eat-in kitchen with an open floor plan and spacious living room
- 2 Bedrooms and Full Bath on the Main Level

Private 5 acres with beautiful rolling topography
400' of Lake Frontage on Dinham Lake
The only thing left for you to do is Landscape!



DIRECTIONS: Take Highway 53 North out of Duluth to Cotton, turn right on Comstock Lake Road 2.6 miles to Melrude Road. Take a left on and drive approximately 4 miles north until you come to a "Y" in the road, keep to the left staying on Melrude Rd. Keep going north 1 mile until you cross the RR tracks, veer right and that brings you to Arizona Road.



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Appliances Included:

- Dishwasher, Refrigerator, Range
- Recessed Lighting Throughout
- Ready for a washer/ electric dryer
- New Lenox Furnace in 2008
- All new Carpet and Top of the line Vinyl Flooring
- CAT 5 Wired
- 50 Gallon Water Heater
- 100 Amp Service

LOWER LEVEL:

- A walk-out Family/Recreation room in the Lower Level with an area for a possible third bedroom.

Visually Pleasing Glass Railing



ALSO....

- New Roof in 2008
- Walk-out Lower Level
- Well and Mound Septic
- 2006 Compliant
- Taxes for 2009 \$1248.50
- Maintenance Free Exterior
- Remodeling completed in 2008



*Beth Wentzlauff, Broker
Call us for more information on
this wonderful home and acreage.*

(218) 590-7570



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