

Residential Report

Select

MLS# [1731571](#)



Status **New**
Ranch, Contemporary
One Story
 Apx # Acres **10.00**
 County **Grand Traverse**
 Township **Fife Lake**
 Section # **19**
 School Dis **Kingsley**
 Owner Name **RB**
 Tax ID **28-04-019-010-02**

Bdrm **3**
 Bath **2.00**
 Wtrfrnt **No**
 Condo **No**
 Unit #
 Lot #
 Lot Dim **330'x1319'**
 Subdivision **20-25 Min to TC Mall**
 Open Land, Wooded-Hardwoods,
 Acreage, Near State Land, Metes and
 Bounds

Ask Price **\$179,900**
 Orig Price **\$179,900**
 AbvGrdFin **1650**
 LL Fin SQF **0**
 Tot Fin SF **1650**
 UnfinishSF **1650**

ApxYrBlt **2000**
 YrRmodeled
 Main Fl Laundry **Yes**
 Sign (Y/N) **Yes**



9530 HODGE RD

Kingsley

49649

[Virtual Tour URL](#)

Body of Water
 Water P/S
 Front Ft

None

BASEMENT **Full, Poured Concrete**
 BATH **Private Master Bath, Shower Over Tub, Shower
 Stall, Whirlpool, Ceramic Tile**
 INTERIOR **Gas Fireplace, Walk-In Closets, Pantry, Breakfast
 Nook, High Speed Internet, Island Kitchen
 Refrigerator, Oven/Range, Disposal, Dishwasher,
 Satellite Dish**

Annual Assn Fee
 Special Assessment **No**
 Mineral Rights **No**
 Lckbx (Y/N) **No**

Room	Dimensions	Level	Carpet
Living	22'6" x 16'	Main Floor	Yes
Dining	14' x 10'6"	Main Floor	Yes
Kitchen	14' x 12'	Main Floor	No
Family	x		
Den	x		

CONSTRUCTION **Vinyl Siding**
 CONSTRUCTION PART 2 **Stick Built, Built on Site**
 ROOF **Asphalt Shingle**
 GARAGE/PARKING **Two Car Garage, Three or More Car Garage, Attached
 , Detached, Auto Garage Door Opener, Paved Driveway, Heated Garage**
 OUTBUILDINGS **Pole Barn(s), Work Shop**
 EXTERIOR **Underground Sprinkler Sys, Deck, Patio, Sidewalk,
 Countryside View, Covered Porch**

HEATING/COOLING TYPE **Forced Air, Central Air, See Remarks**
 HEATING COOLING SOURCE **Natural Gas, Multiple Units**
 WATER **Private Well**
 WASTE **Septic System**
 ROAD **County Maintained**
 USE RESTRICTIONS **Horses Allowed, Outbuildings Allowed**
 ZONING **Agricultural**
 FINANCING AVAILABLE **Conventional Mortgage, Cash, FHA, VA,
 1031 Exchange**
 MISCELLANEOUS **N/A**
 POSSESSION **Negotiable/Other**

Room	Dimensions	Level	Carpet
MBR	14' x 14'	Main Floor	Yes
BR2	13' x 11'6"	Main Floor	Yes
BR3	12'6" x 11'10"	Main Floor	Yes
BR4	x		
BR5	x		

IMMACULATE HOME/PRIVATE SETTING! Newer custom built ranch offering all main floor living, NAT GAS, full bsmt, att. oversized heated garage PLUS a 30'x48' insulated (was heated) Pole Barn - all sitting on a gorgeous wooded 10-Ac parcel & only 20-min to TC!! Impeccably maintained inside & out, paved drive to house & pole barn, nicely landscaped, Kolbe/Kolbe windows, central a/c, covered porch & back deck, fenced garden area & much more! VERY NICE! Seller moving out of state! Call list agentfor app!

Advertising Remarks

BEAUTIFUL PRIVATE SETTING! Immaculate & newer custom built ranch offering all main floor living, NAT GAS, full bsmt, att. oversized heated garage PLUS a 30'x48' insulated Pole Barn - all sitting on a gorgeous wooded 10-Ac parcel & only 20-min to TC!! Impeccably maintained inside & out, paved drive to house & pole barn, nicely landscaped, Kolbe/Kolbe windows, central a/c, covered porch & back deck, fenced garden area & much more! VERY NICE! Seller moving out of state!

Directions

M113 in Kingsley, go East 4 Mi to South/Rt on Townline Rd, 3 Miles to East/Lf on Walton, 1 Mile to North/Left on Hodge- house on West/lf side of road

List Office 1 - Office Name/Phone [BAYSHORE GROUP REALTY - \(231\) 577-4275](#)
 List Agent 1 - Agent Name/Phone [Carol A Franklin - \(231\) 633-3672](#)
 List Agent 1 - E-mail carol@carolfranklin.com

Exclusive Right Sell
 Buyer Broker **2.5**
 Subagent **2.5**
 Other Comp
 List Date **11/7/2011**
 DOM **1**
 Dual MLS

List Office 2 - Office Name/Phone
 List Agent 2 - Agent Name/Phone
 List Agent 2 - E-mail