



Professional Report

Select

MLS # [1720359](#) **New** **Single Family** **List Price:** \$299,900
Condo: No **Unit #** **Bdrms:** 4
Main Fl Lndry: No **Baths:** 3.50 **Apx Tot Finished SQFT:** 3100
Apx Year Built: 1915 **Above Gr Finished SQFT:** 2400
Yr Remodeled: 2008 **Style:** 1 1/2 Story **Below Gr Finished SQFT:** 700
Unfinished SQFT: 100
Approx # Acres: 0.19 **Tax ID #** 28-51-670-034-00
Yr Assn Fee \$ **Owner:** ACF **County:** Grand Traverse
Spec Assess: No **Mineral Rts:** Unknown **Township:** Traverse City **Sec #** 9

1010 CASS ST

Traverse City 49684

Waterfront:

None



[Virtual Tour URL](#)

Sign? Yes **Subdivision:** Hannah Lay

Lot Dimensions: 50'x165'

Lot # 5,6

Lot Description: Near Water Access, Subdivision

Roof: Asphalt Shingle

Basement: Partial, Daylight Windows, Finished Rooms, Egress Window

Baths: Private Master Bath, Shower Over Tub, Shower Stall, Garden Tub, Ceramic Tile, Marble, Granite

Appliances: Refrigerator, Oven/Range, Disposal, Dishwasher, Microwave, Washer, Dryer, Central Vacuum, Electric Air Filter, Humidifier

Interior: Gas Fireplace, Cable TV Available, Walk-In Closets, Hardwood Floors, Pantry, Library/Office, Granite Counters, Solid Surface Counters, High Speed Internet

Exterior: Deck, Patio, Sidewalk, Fenced Yard, Covered Porch

Construction: Vinyl Siding

Stick Built, Built on Site

Architecture: Cape Cod

Garage: Two Car Garage, Detached

Outbuildings: See Remarks

Heat/Cooling: Natural Gas

Hot Water

Water/Waste: Municipal Sewer

Municipal Wter

Road: County Maintained, City/Village, Paved

School District: Traverse City

Land Use Restr: Unknown

Zoning: Residential

Financing: Conventional Mortgage, Cash, Owner Assist (L/C), Rent with

Possession: At Closing, Negotiable/Other

N/A

Room	Dimensions	Level	Carpet	Room	Dimensions	Level	Carpet
Living	21' x 15'	Main Floor	No	MBR	14' x 12'	Main Floor	No
Dining	18' x 11'	Main Floor	No	BR2	21' x 18'	Upper Floor	No
Kitchen	17' x 10'	Main Floor	No	BR3	14' x 13'	Upper Floor	No
Family	21' x 14'	Main Floor	No	BR4	14' x 10'	Lower Floor	Yes
Den	14' x 9'	Lower Floor	Yes	BR5	11'5" x 11'2"	Main Floor	No

Professional Remarks

This is the ultimate home for family & entertaining! Truly gorgeous woodworking all through this very spacious home. Completely remodeled top to bottom, inside & out. 4 Bdrms, 3.5 Baths, 2-car garage, fenced yard, all new mechanicals, windows, siding, roof, baths w/ an absolutely luxurious kitchen & much more! Owners have over \$400k into the home & it shows! There is NO competition out there for the quality & value that this house offers. Very nice digs! All showings thru listing agent.

Advertising Remarks

\$100k PRICE DROP-Owners have over \$400k into home, but have now moved! Priced well under ALL of the competition. PHENOMENAL highly crafted woodworking all throughout this home which was completely remodeled top to bottom! Like brand new, this VERY spacious home offers open floor plan, mn flr master, gourmet ktn, fam rm w/gas f/p, breathtaking wood floors & doors, HUGE bdrms, updated electric, plumbing, heating, windows, roof, siding & much more! Wonderful fully fenced backyard w/gardens. Best Value Downtown!

Directions

Front to Cass, 2-houses south of 13th on west side of road. Parking in alley, 2nd garage off south end/fenced yard w/ black wrought iron in yard

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Dual MLS #

List Agreement Type: Exclusive Right Sell **Buyer Broker Comp:** 2.5 **Subagent Comp:** 2.5 **Other Comp:** 9/15/2010 **DOM:** 2