

For Sale

Residential Report

Select

MLS# [1730758](#)



Status **ACT-Contingent Ranch, Manufactured/HUD One Story**
 Apx # Acres **3.00**
 County **Kalkaska**
 Township **Orange**
 Section # **9**
 School Dis **Kalkaska**
 Owner Name **CH**
 Tax ID **40-010-009-005-25**

Bdrm **5**
 Bath **2.00**
 Wtrfrnt **No**
 Condo **No**
 Unit #
 Lot #
 Lot Dim **260'x500"**
 Subdivision **M & B**

Ask Price **\$79,900**
 Orig Price **\$109,900**
 AbvGrdFin **1836**
 LL Fin SQF **400**
 Tot Fin SF **2236**
 UnfinishSF **1400**

ApxYrBlt **1999**
 YrRmodeled
 Main Fl Laundry **Yes**
 Sign (Y/N) **Yes**



3285 M-66

Kalkaska

49646

Body of Water
 Water P/S
 Front Ft

None

CONSTRUCTION **Vinyl Siding, 2x6 Frame**
 CONSTRUCTION PART 2 **Manufactured**
 ROOF **Asphalt Shingle**
 GARAGE/PARKING **See Remarks**
 OUTBUILDINGS **Garden/Storage Shed**
 EXTERIOR **Countryside View**

BASEMENT **Full, Walkout, Daylight Windows, Entrance Outside, Finished Rooms, Egress Windows**
 BATH **Private Master Bath, Shower Over Tub, Shower Stall, Garden Tub**
 INTERIOR **Natural Fireplace, Skylights, Cathedral Ceilings, Walk-In Closets, Pantry, Breakfast Nook, High Speed Internet Refrigerator, Dishwasher**

HEATING/COOLING TYPE **Forced Air, Central Air**
 HEATING COOLING SOURCE **Propane Gas, Heat Pump, Multiple Units**
 WATER **Private Well**
 WASTE **Septic System**
 ROAD **County Maintained, Paved**
 USE RESTRICTIONS **Horses Allowed**
 ZONING **Agricultural**
 FINANCING AVAILABLE **Cash, FHA, VA**
 MISCELLANEOUS **Short Sale, Pre-Foreclosure**
 POSSESSION **At Closing, Within 30 Days**

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

Room	Dimensions	Level	Carpet
Living	16'2" x 12'8"	Main Floor	Yes
Dining	13' x 12'	Main Floor	Yes
Kitchen	17' x 12'7"	Main Floor	No
Family	13' x 13'	Main Floor	Yes
Den	x		

Room	Dimensions	Level	Carpet
MBR	17' x 12'4"	Main Floor	Yes
BR2	12'6" x 11'6"	Main Floor	Yes
BR3	12'5' x 10'	Main Floor	Yes
BR4	15'3" x 12'3"	Lower Floor	Yes
BR5	12' x 10'	Lower Floor	Yes

Bank of America short sale - Very spacious newer manufactured home on 2.98 acres 5 minutes out of Kalkaska. Full walk-out bsmt, geo-thermal heat & central a/c. Possible prior occupancy for qualified buyer putting in offer. Will qualify for FHA financing! Sq ft approximate. All terms & conditions are subject 3rd party approval.

Advertising Remarks

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Directions

M72 east out of Kalkaska to M66 south just past Pontius Rd

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 **3.0**
 Subagent **3.0**
 Other Comp
 List Date **9/26/2011**
 DOM **106**
 Dual MLS

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