CLIENT HANDOUT

MLS #	**1827493**
Status	**Active**
Type	**Residential**
Address	**8914 Cunningham Road**
City	**Mancelona**
Zip	**49659**
County	**Kalkaska**
Class	**Single Family**
Sale/Rent	**For Sale**
# Bedrooms	**2**
TOTAL Baths	**1.00**
Number of Acres	**20.00**

Donna Gundle-Krieg
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DEK Realty

GENERAL

Asking Price	**$110,000**
Owner	**Simpson**
Occupant	**Vacant**
Township	**Coldsprings**
Lot Dimensions	**660 x 1330**
Above Gr. FINISHED SF Apx	**910**
Below Gr. FINISHED SF Apx	**0**
Below Gr. UNFIN. SF Apx	**0**
Total FINISHED SF Apx	**910**
Approx Year Built	**1989**
Liv Rm Length Apx	**20**
Liv Rm Width Apx	**13**
Liv Rm Level	**Main Floor**
Liv Rm Floor Covering	
Din Rm Length Apx	**combo**
Din Rm Width Apx	
Din Rm Level	
Din Rm Floor Covering	
Kit Length Apx	**13**
Kit Width Apx	**12**
Kit Level	**Main Floor**
Kit Floor Covering	

Fam Rm Length Apx	
Fam Rm Width Apx	
Fam Rm Level	
Fam Rm Floor Covering	
Bedroom 1 Length Apx	**13**
Bedroom 1 Width Apx	**13**
Bedroom 1 Level	**Main Floor**
Bedroom 1 Floor Covering	
BR2 Length Apx	**11**
BR2 Width Apx	**11**
BR2 Level	**Main Floor**
BR2 Floor Covering	
BR3 Length Apx	
BR3 Width Apx	
BR3 Level	
BR3 Floor Covering	
BR4 Length Apx	
BR4 Width Apx	
BR4 Level	
BR4 Floor Covering	
# Baths: Upper	**0**
# Baths: Main	**1**
# Baths: Lower	**0**

Laundry Length Apx	
Laundry Width Apx	
Laundry Level	
Laundry Floor Covering	
Other	
Other Length Apx	
Other Width Apx	
Other Floor Covering	
Tax ID	**005-010-001-00**
POSSESSION	**At Closing**

Legal **Two parcels: 001-010-001-00 is the N 1 /2 of N 1/2 of NW 1/4 LOT 53 ADAMS CAMPSITES SED 10 T28N R6W CONT 10 ACRES AND 005-010-002-00 is the S 1/2 of the N 1/2 of the NW 1/4 of NW 1/4 LOT 54 ADAMS CAMPSITES Sec 10 T28N-R6W CONT**

Directions **Highway 571 south of Mancelona to Starvation Lake Road. East on Starvation Lake Road to Cunningham. South on Cunningham Road to house.**

FEATURES

FOUNDATION	**Other**
PRIMARY GARAGE	**Detached**
STYLE	**Manufactured/Single Wide**
EXTERIOR FINISH	**Vinyl**
CONSTRUCTION	**Manufactured/HUD**
APPLIANCES/EQUIPMENT	**Refrigerator, Oven/Range,**
HEATING/COOLING TYPES	**Forced Air**
HEATING/COOLING SOURCES	**Propane**
EXTERIOR FEATURES	**Deck, Countryside View,**
FIREPLACES AND STOVES	**None**
DOCUMENTS ON FILE	**Sellers Disclosure, Agency**

ZONING/USE/RESTRICTIONS	**Horses Allowed,**
TV SERVICE/INTERNET AVAIL	**Dish TV, DSL**
WATER	**Private Well**
SEWER	**Private Septic**
ROAD	**Public Maintained, Gravel**
DRIVEWAY	**Dirt**
LOCKBOX	**Combo**
MINERAL RIGHTS	**Unknown**
ASSOCIATION FEE INCLUDES	**None**
LAND FEATURES	**Wooded-Hardwoods,**
WATER FEATURES	**None**

FINANCIALS

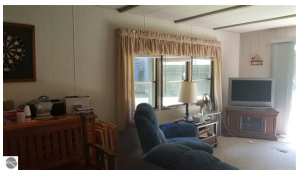
Summer Taxes	**953.06**
Year: Summer	**2015**
Other Taxes	

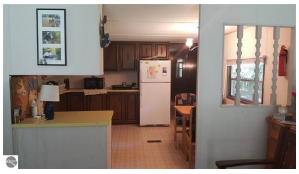
Winter Taxes	**244.07**
Year: Winter	**2015**
Total Taxes	**1,197.43**

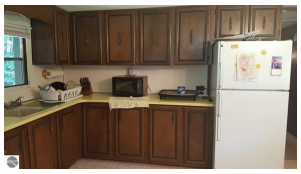
SEV	**35200**
Taxable Value	
Principal Residence	
Assessment	

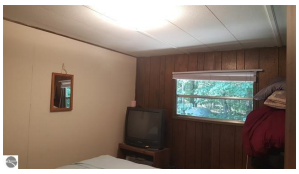
REMARKS

Public Remarks **Well-kept two bedroom home on 20 beautiful wooded acres includes a 26′ x 32′ stick built garage. Garage has partially finished living area on second story. The 1989 manufactured home has many upgrades, including a newer furnace. Appliances, toilet, 40 gallon hot water heater and septic are all ten years or less. This property is 660′ x 1330′ and has privacy and nature all around. Home is ideal "as is" for a home, or could be hunting or weekend getaway. The property is also a gorgeous setting to build your dream home. Located in a very convenient yet private location between Kalkaska and Mancelona. Commuting distance to Gaylord and Traverse City. Outstanding snowmobile trails are down the road, and the hunting in the area is excellent. There are also many beautiful lakes and rivers close by. Near Shanty Creek Ski and Golf resort and numerous golf courses and ski hills. Most furniture included.**









List Office 1 - Office Name **DEK Realty**

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