ALL FIELDS DETAIL

20 acre property with garage, pole barn

MLS #	1830079
Status	New
Class	Single Family
Type	Residential
County	Antrim
Address	450 W Leonard Road
Address 2	
City	Mancelona
Zip	49659

Asking Price	$235,000
Sale/Rent	For Sale
# Bedrooms	3

GENERAL

Agent Hit Count	65	**Client Hit Count**	26
Originating MLS	TAAR	**Original MLS #**	
# Baths: Upper	0	**# Baths: Main**	2
# Baths: Lower	1	**# of Baths: Full**	3
# of Baths: 1/2	0	**# of Baths: 3/4**	0
TOTAL Baths	3.00	**Master Bath**	Private
UAD Baths	3.0	**ECO Features**	No
Condo	No	**List Agent 1**	Donna Gundle-Krieg
List Office 1	DEK Realty - 231-587-1012	**List Team**	
List Agent 2		**List Office 2**	
List Date	4/7/2017	**Off Market Date**	
Township	Custer	**Unit #**	
Section #	25	**Qtr Section**	
Town	T 29N	**Range**	R 7W
Deeded Waterfront	No	**Body of Water**	
Lake Size		**Water Front Footage**	
Private/Shared		**BA**	3
SA	3	**TC**	0
Variable Rate	Yes	**Listing Agreement Type**	Exclusive Right Sell
Confidential	Normal	**School District**	Mancelona Public Schools
Elementary School		**Middle School**	
High School		**Approx Year Built**	1998
Year Updated		**Year Remodeled**	
% of Remodel		**Below Gr. FINISHED SF Apx**	1,654
Below Gr. UNFIN. SF Apx	84	**Total FINISHED SF Apx**	3392
Above Gr. FINISHED SF Apx	1,738	**Development Name**	none
Price Per Acre		**Number of Acres**	20.00
% Wet Acres		**% Open**	
% Wooded		**% Tillable**	
Garage Dimensions		**Garage Capacity**	2
Addl Building Dimensions		**Lot #**	
Lot Dimensions	330 x 2640	**Sign (Y/N)**	Yes
Dual MLS #		**Liv Rm Length Apx**	14
Liv Rm Width Apx	12	**Liv Rm Level**	Main Floor
Liv Rm Floor Covering	Carpet	**Din Rm Length Apx**	combo
Din Rm Width Apx	combo	**Din Rm Level**	Main Floor
Din Rm Floor Covering	Tile	**Kit Length Apx**	28
Kit Width Apx	14	**Kit Level**	Main Floor
Kit Floor Covering	Tile	**Fam Rm Length Apx**	28
Fam Rm Width Apx	32	**Fam Rm Level**	Lower Floor
Fam Rm Floor Covering	Carpet	**Bedroom 1 Length Apx**	28
Bedroom 1 Width Apx	14	**Bedroom 1 Level**	Main Floor
Bedroom 1 Floor Covering	Carpet	**BR2 Length Apx**	13
BR2 Width Apx	11	**BR2 Level**	Main Floor
BR2 Floor Covering	Carpet	**BR3 Length Apx**	13
BR3 Width Apx	12	**BR3 Level**	Lower Floor
BR3 Floor Covering	Carpet	**BR4 Length Apx**	
BR4 Width Apx		**BR4 Level**	
BR4 Floor Covering		**Laundry Length Apx**	12
Laundry Width Apx	7	**Laundry Level**	
Laundry Floor Covering		**Other Length Apx**	
Other Width Apx		**Other Level**	
Other Floor Covering		**Pending Divisional Apprvl**	

GENERAL

Legal	W 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 DESC AS; BEG AT THE S 1/4 COR OF SEC 25; TH N 0 DEG W 2640.25 FT ALG N-S 1/4 LINE TO CENTER 1/4 COR; TH N 89 DEG E 331.11 FT; TH S 0 DEG E 2639.74 FT TO S SEC LINE; TH N 89 DEG W 330.49 FT TO POB SEC 25 T29N R7W 20.05 A M	**Summer Taxes**	1362.62
Winter Taxes	616.58	**Other Taxes**	
Total Taxes	1,979.20	**Year: Summer**	2016
Year: Winter	2016	**Principal Residence**	
Assessment		**Type of Ownership**	Private Owner
Directions	131 south of M88 to Leonard Road. West on Leonard Road to house on right.	**Input Date**	4/9/2017 11:19 PM
Price Date	4/9/2017	**HotSheet Date**	4/9/2017
Status Date	4/9/2017	**Update Date**	4/10/2017
IDX	Y	**Search By Map**	
Assoc Documents	2	**Natl Green Build Standard**	
NAHB Green GuideLines		**Energy Star Rated**	
Indoor Air Quality		**LEED-Homes**	
LEED-Neighborhood		**HERS-1**	
Year Rated		**Other Green Certification**	
Original Price	$235,000	**State**	MI
Exp Date	10/10/2017	**CL Status CHG Flag**	
Occupant	Owner	**Listing Syndication**	Yes
Geocode Quality	Exact Match With Bing	**Picture Count**	69
Days On Market	4	**Price Per SQFT**	$69.28
Sold Price Per SQFT		**Days On MLS**	2
Input Date	4/9/2017 11:19 PM	**Update Date**	4/10/2017 10:01 PM
VOW Include	Yes	**VOW Address**	Yes
VOW Comment	Yes	**VOW AVM**	Yes

FEATURES

WATER FEATURES
None

FOUNDATION
Full
Block
Daylight Windows
Entrance Outside
Egress Windows
Full Finished
Entrance Inside

CONSTRUCTION
Frame

ROOF
Asphalt

EXTERIOR FINISH
Vinyl

STYLE
Ranch
In-Law Suite or Apartment
1 Story

INTERIOR FEATURES
Cathedral Ceilings
Walk-In Closet(s)
Pantry
Mud Room
Formal Dining Room
Drywall

FIREPLACES AND STOVES
Fireplace(s)
Gas

HEATING/COOLING TYPES
Forced Air

HEATING/COOLING SOURCES
Propane

TV SERVICE/INTERNET AVAIL
Dish TV
DSL

APPLIANCES/EQUIPMENT
Refrigerator
Oven/Range
Dishwasher
Microwave
Washer
Dryer
Wall Oven
Blinds
Drapes
Curtain Rods

PRIMARY GARAGE
Attached
Paved Driveway
Concrete Floors

ADDITIONAL BUILDINGS
Pole Building(s)

DRIVEWAY
Blacktop
Private

ROAD
Public Maintained
Blacktop

LAND FEATURES
Wooded
Level

PARCEL DESCRIPTION
Metes and Bounds

EXTERIOR FEATURES
Deck
Patio
Countryside View
Seasonal View
Landscaped
Porch
Screened Porch

ASSOCIATION FEE INCLUDES
None

DEVELOPMENT AMENITIES
None

MINERAL RIGHTS
Unknown

WATER
Private Well

SEWER
Private Septic

ZONING/USE/RESTRICTIONS
Residential
Agricultural
Horses Allowed
Outbuildings Allowed
Agricultural Res

DOCUMENTS ON FILE
Sellers Disclosure
Agency Disclosure

TERMS
Conventional
Cash
FHA
Rural Development
Veterans/VA

POSSESSION
Within 30 Days

LOCKBOX
Combo

UNIVS DESIGN/BARRIER FREE
None

FINANCIAL

Owner	Lyon	**Tax ID**	05-04-025-025-01
Annual Assn Dues		**SEV**	79800
SEV Year	2016	**Taxable Value**	

SOLD STATUS

Financing		**Seller Concessions**	
If Yes, $ Amt		**Closing Costs**	

SOLD STATUS

Prepaid	**Repairs**
Down Payment Assistance	**Other**
Pending Date	**Close Date**
Sold Price	**Sell Agent 1**
Sell Office 1	**Sell Team**
Sell Agent 2	**Sell Office 2**
Purchaser Zip	

PUBLIC REMARKS

Public Remarks Beautiful newer home built with quality and attention to detail. A mother-in-law suiteis set up in the finished basement. Located on twenty gorgeous wooded acres on a paved county maintained road in the heart of northern Michigan. Includes an attached 24' by 32' garage and a 30' x 40' pole barn. This ranch has a great setup with an open floor plan including cathedral ceilings, large room sizes, and a four season room off the living room. Kitchen includes newer stainless steel appliances, a large kitchen pantry, and bar stools. Very large private master suite includes a three season room, private bath and 13' by 11' closet, and a gas fireplace. Second bedroom and bathroom are on the other side of the main floor. The beautifully finished basement contains a large family room and separate kitchen setup. In addition, there is a private third bedroom and bathroom downstairs. Newer ceiling fans and window coverings throughout. Set up for outdoor wood heating. The back ten acres of the property are totally wooded with all types of hardwood and evergreen trees. The house is private yet convenient to the small towns of Alden, Bellaire, Kalkaska and Mancelona. Scenic commute to Traverse City or Gaylord. It is central to northern Michigan recreation, and nearby are lakes, snowmobiling, hunting, golfing and skiing, including Shanty Creek Ski and Golf Resort. Clothesline is not included.

AGENT ONLY REMARKS

Agent Only Remarks

THIRD PARTY REMARKS

Third Party Remarks

SHOWING INSTRUCTIONS

Showing Instructions Use Showtime or call/text showing agent 231-350-8507.

SOLD REMARKS

Sold Remarks

ADDITIONAL PICTURES

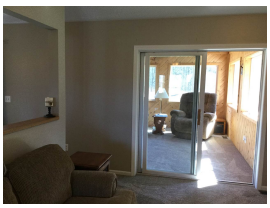
Back of house

Back of house

Beautiful 20 acres cleared and

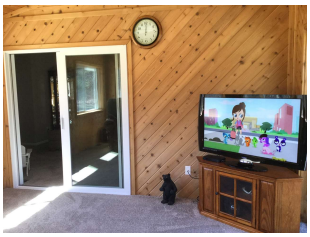
Front entry/living room

Living room


4 season room

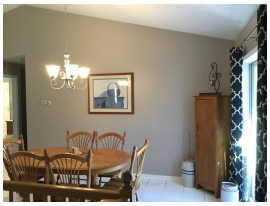
4 season room

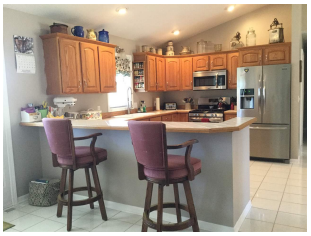
4 season room

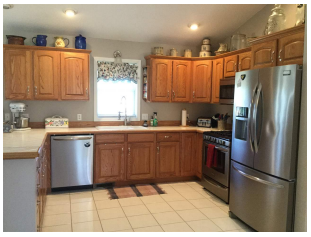


Open floor plan

Dining room


Dining room





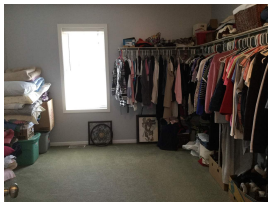
Huge kitchen pantry

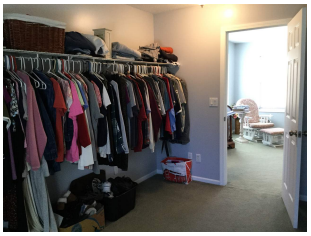
Incredible master suite

Master

Very large master suite

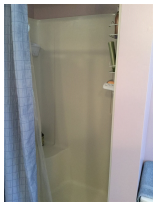
Propane fireplace in master

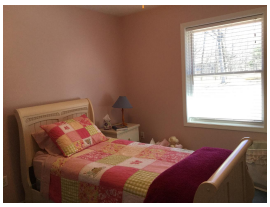

13' by 11' master closet



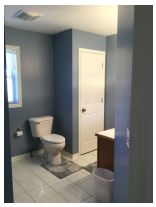
Three season room off master

Jacuzzi tub in master bath


Master shower


Second bedroom main floor

Second bedroom on main floor

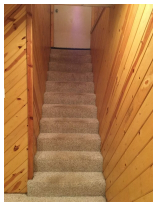

Second bathroom on main floor

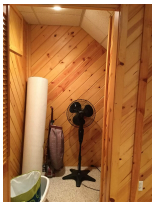
Large basement family room

Basement family room

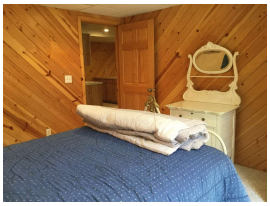
Second kitchen possibility in basement

Storage in finished basement

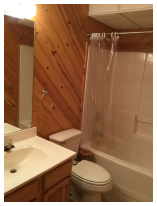

Separate entry to garage from basement


Basement closet

Third bedroom

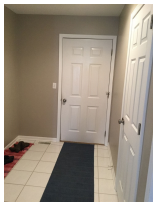

Third bedroom

Third bedroom downstairs


Basement bathroom

Bedroom closet

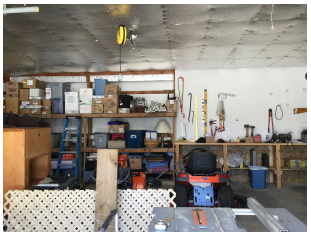
Laundry room in basement

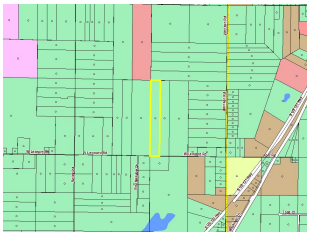
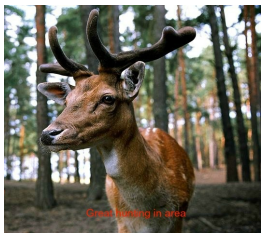

Mudroom/entry to garage

2 car garage deep

30' by 40' pole barn

Storage in pole barn



Long paved driveway

Property from the road