### MLS # 1833331

- **Status**: New
- **Class**: Single Family
- **Type**: Residential
- **County**: Antrim
- **Address**: 7433 Briar Lane
- **City**: Bellaire
- **Zip**: 49615

### Asking Price $550,000

- **Sale/Rent** For Sale
- **# Bedrooms** 3

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### GENERAL

<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agent Hit Count</strong></td>
<td>2</td>
</tr>
<tr>
<td><strong>Originating MLS</strong></td>
<td>TAAR</td>
</tr>
<tr>
<td><strong># Bath: Upper</strong></td>
<td>1</td>
</tr>
<tr>
<td><strong># Bath: Lower</strong></td>
<td>0</td>
</tr>
<tr>
<td><strong># of Bath: 1/2</strong></td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL Bath</strong></td>
<td>2.00</td>
</tr>
<tr>
<td><strong>UAD Bath</strong></td>
<td>2.0</td>
</tr>
<tr>
<td><strong>Condo</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>List Office 1</strong></td>
<td>DEK Realty - 231-587-1012</td>
</tr>
<tr>
<td><strong>List Agent 1</strong></td>
<td>Donna Gundle-Krieg</td>
</tr>
<tr>
<td><strong>List Date</strong></td>
<td>6/4/2017</td>
</tr>
<tr>
<td><strong>Township</strong></td>
<td>Forest Home</td>
</tr>
<tr>
<td><strong>Section #</strong></td>
<td>26</td>
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<tr>
<td><strong>Deeded Waterfront</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Private/Shared</strong></td>
<td>Private</td>
</tr>
<tr>
<td><strong>SA</strong></td>
<td>3</td>
</tr>
<tr>
<td><strong>Variable Rate</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Confidential</strong></td>
<td>Normal</td>
</tr>
<tr>
<td><strong>Elementary School</strong></td>
<td></td>
</tr>
<tr>
<td><strong>High School</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Year Updated</strong></td>
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</tr>
<tr>
<td><strong>% of Remodel</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Below Gr. UNFIN. SF Apx</strong></td>
<td>0</td>
</tr>
<tr>
<td><strong>Above Gr. FINISHED SF Apx</strong></td>
<td>1,750</td>
</tr>
<tr>
<td><strong>Price Per Acre</strong></td>
<td></td>
</tr>
<tr>
<td><strong>% Wet Acres</strong></td>
<td></td>
</tr>
<tr>
<td><strong>% Wooded</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Garage Dimensions</strong></td>
<td>27x40</td>
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<tr>
<td><strong>Addl Building Dimensions</strong></td>
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</tr>
<tr>
<td><strong>Lot Dimensions</strong></td>
<td>98x888x107x925</td>
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<tr>
<td><strong>Dual MLS #</strong></td>
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<tr>
<td><strong>Liv Rm Width Apx</strong></td>
<td>21</td>
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<tr>
<td><strong>Liv Rm Floor Covering</strong></td>
<td>Carpet</td>
</tr>
<tr>
<td><strong>Din Rm Width Apx</strong></td>
<td>12</td>
</tr>
<tr>
<td><strong>Din Rm Floor Covering</strong></td>
<td>Carpet</td>
</tr>
<tr>
<td><strong>Kit Width Apx</strong></td>
<td>6.7</td>
</tr>
<tr>
<td><strong>Kit Floor Covering</strong></td>
<td>Laminate</td>
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<tr>
<td><strong>Fam Rm Width Apx</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Fam Rm Floor Covering</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Bedroom 1 Width Apx</strong></td>
<td>12.3</td>
</tr>
<tr>
<td><strong>Bedroom 1 Floor Covering</strong></td>
<td>Carpet</td>
</tr>
<tr>
<td><strong>BR2 Width Apx</strong></td>
<td>14.7</td>
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<tr>
<td><strong>BR2 Floor Covering</strong></td>
<td>Carpet</td>
</tr>
<tr>
<td><strong>BR3 Width Apx</strong></td>
<td>14.7</td>
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<tr>
<td><strong>BR3 Floor Covering</strong></td>
<td>Carpet</td>
</tr>
<tr>
<td><strong>BR4 Width Apx</strong></td>
<td></td>
</tr>
<tr>
<td><strong>BR4 Floor Covering</strong></td>
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<tr>
<td><strong>Laundry Width Apx</strong></td>
<td>7</td>
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<tr>
<td><strong>Laundry Floor Covering</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Other Width Apx</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Other Floor Covering</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Legal</strong></td>
<td>LOT 2 PLAT OF EVERGREEN SHORES</td>
</tr>
</tbody>
</table>

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### Additional Fields

- **Client Hit Count**: 2
- **Original MLS #**
- **# Bath: Main**: 1
- **# of Bath: Full**: 2
- **# of Bath: 3/4**: 0
- **Master Bath**: Shared
- **ECO Features**: No
- **List Agent 1**: Donna Gundle-Krieg
- **List Office 1**: DEK Realty - 231-587-1012
- **List Team**: Ellie Krieg - 231-944-8068
- **List Office 2**: DEK Realty - 231-587-1012
- **Off Market Date**: 6/4/2017
- **Unit #**: R 8W
- **Body of Water**: Lake Bellaire
- **Water Front Footage**: 107
- **BA**: 3
- **TC**: 0
- **Listing Agreement Type**: Exclusive Right Sell
- **School District**: Bellaire Public Schools
- **Approx Year Built**: 1984
- **Year Remodeled**: 1984
- **Below Gr. FINISHED SF Apx**: 0
- **Total FINISHED SF Apx**: 1750
- **Development Name**: Evergreen Shores
- **Number of Acres**: 2.13
- **% Open**: 100
- **% Tillable**: 0
- **Garage Capacity**: 2
- **Lot #**: 30N
- **Sign (Y/N)**: Yes
- **Liv Rm Length Apx**: 16
- **Liv Rm Level**: Main Floor
- **Din Rm Length Apx**: 12
- **Din Rm Level**: Main Floor
- **Kit Length Apx**: 8.8
- **Kit Level**: Main Floor
- **Fam Rm Length Apx**: 13.8
- **Fam Rm Level**: Main Floor
- **Bedroom 1 Length Apx**: 10.3
- **Bedroom 1 Level**: Main Floor
- **BR2 Length Apx**: 10.8
- **BR2 Level**: Upper Floor
- **BR3 Length Apx**: 10.8
- **BR3 Level**: Upper Floor
- **BR4 Length Apx**: 10.8
- **BR4 Level**: Upper Floor
- **Laundry Length Apx**: 10
- **Laundry Level**: Main Floor
- **Other Length Apx**: 0
- **Other Level**: Main Floor
- **Pending Divisional Apprvl**: 0
- **Summer Taxes**: 2,121.81
GENERAL

Winter Taxes 792.08
Total Taxes
Year: Winter
Assessment
Directions Take Bellaire Highway to Grass Lake Road. Right on Briar Lane. Driveway will be on the left.
Price Date 6/4/2017
Status Date 6/4/2017
IDX Y
Assoc Documents 2
NAHB Green GuideLines
Indoor Air Quality
LEED-Neighborhood
Year Rated
Original Price $550,000
Exp Date 9/1/2017
Occupant Owner
Listing Syndication
Geocode Quality Exact Match With Bing
Days On Market 1
Sold Price Per SQFT
Input Date 6/4/2017 11:08 PM
VOW Include Yes
VOW Comment Yes

FEATURES

WATER FEATURES
Priv Frontage (Wtr Side)
Inland Lake
Water View
Private Dock
Soft Bottom
Public Lake

FOUNDATION
Crawl Space
CONSTRUCTION
Frame
ROOF
Asphalt
Vinyl
STYLE
1.5 Story

INTERIOR FEATURES
Cathedral Ceilings
Granite Kitchen Tops
Workshop

FIREPLACES AND STOVES
None
HEATING/COLING TYPES
 Forced Air
Central Air
HEATING/COLING SOURCES
Propane

DRIVEWAY
Dirt
ROAD
Shared
WATER
Private Well
SEWER
Private Septic
LAND FEATURES
Wooded
Evergreens
Some Lowland Areas
Level
MINERAL RIGHTS
Unknown

PARCEL DESCRIPTION
Subdivision
EXTERIOR FEATURES
Deck
ASSOCIATION FEE INCLUDES
None
DEVELOPMENT AMENITIES
None

MINERAL RIGHTS
Unknown

TERMS
Conventional
POSSESSION
30-60 Days after Closing
LOCKBOX
Combo
UNIVS DESIGN/BARRIER FREE
None

FINANCIAL
Owner Berger
Annual Assn Dues
SEV Year 2016

SOLD STATUS
Financing
If Yes, $ Amt
Prepaid
Down Payment Assistance
Pending Date
Sold Price
Sell Office 1
Sell Agent 1
Purchaser Zip

Tax ID 05-07-455-001-20
SEV 142,000
Taxable Value
Public Remarks
Enjoy your summers on beautiful Lake Bellaire! Gorgeous home on 2+ acres with 107 feet of private frontage where you can enjoy the
"chain" of Lake Bellaire, Clam Lake and Torch Lake. Walk into the main floor living area and enjoy expansive views of the lake outside
the beautiful living room and dining room windows. Main floor master suite and laundry/small office. Two additional bedrooms and private
bathroom upstairs. Outdoor features include new 50’ cedar dock, 33’x14’ deck, beautiful gardens, and 27’x40’ garage including workshop
and additional unfinished loft space full of potential. Convenient to downtown Bellaire, featuring restaurants, shops, and Short’s Brewery,
and Shanty Creek Resort where you can take advantage of downhill skiing and numerous golf courses. Central to all northern Michigan
recreation, with outstanding snowmobile trails down the road, and excellent hunting in the area. This house is perfect for year-round or
seasonal living.

Agent Only Remarks
The master bedroom will be locked and not available to show from June 30-July 8.

Third Party Remarks

Showing Instructions
24 hour notice preferred. Use Showtime or call/text Donna Gundle-Krieg at 231-350-8507.

Sold Remarks

Additional Pictures

Incredible beach

Main floor Master bedroom
Master bath

Bedroom #2

Bedroom #3

Small office main floor

Laundry

Long private shared driveway

Plat map

Near Shanty Creek Ski and Golf Resort

Many golf courses in the area

Wildlife