ALL FIELDS DETAIL

MLS #	1827536
Status	Price Change
Class	Single Family
Type	Residential
County	Antrim
Address	11263 Way Road
Address 2	
City	Mancelona
Zip	49659

Asking Price	$270,000
Sale/Rent	For Sale
# Bedrooms	3

GENERAL

Agent Hit Count	94	**Client Hit Count**	40
Originating MLS	TAAR	**Original MLS #**	
# Baths: Upper	0	**# Baths: Main**	2
# Baths: Lower	0	**# of Baths: Full**	2
# of Baths: 1/2	0	**# of Baths: 3/4**	0
TOTAL Baths	2.00	**Master Bath**	Private
UAD Baths	2.0	**ECO Features**	No
Condo	No	**List Agent 1**	Donna Gundle-Krieg
List Office 1	DEK Realty - 231-587-1012	**List Team**	
List Agent 2	Ellie Krieg - 231-944-8068	**List Office 2**	DEK Realty - 231-587-1012
List Date	2/2/2017	**Off Market Date**	
Township	Custer	**Unit #**	
Section #	32	**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**	2008
Year Updated		**Year Remodeled**	
% of Remodel		**Below Gr. FINISHED SF Apx**	850
Below Gr. UNFIN. SF Apx	800	**Total FINISHED SF Apx**	2600
Above Gr. FINISHED SF Apx	1,750	**Development Name**	none
Price Per Acre		**Number of Acres**	10.00
% Wet Acres		**% Open**	
% Wooded		**% Tillable**	
Garage Dimensions		**Garage Capacity**	2
Addl Building Dimensions	30 x 50	**Lot #**	
Lot Dimensions	330 x 1320	**Sign (Y/N)**	Yes
Dual MLS #		**Liv Rm Length Apx**	16
Liv Rm Width Apx	15	**Liv Rm Level**	Main Floor
Liv Rm Floor Covering	Wood	**Din Rm Length Apx**	11
Din Rm Width Apx	12	**Din Rm Level**	Main Floor
Din Rm Floor Covering	Wood	**Kit Length Apx**	11
Kit Width Apx	12	**Kit Level**	Main Floor
Kit Floor Covering	Tile	**Fam Rm Length Apx**	
Fam Rm Width Apx		**Fam Rm Level**	
Fam Rm Floor Covering		**Bedroom 1 Length Apx**	15
Bedroom 1 Width Apx	14	**Bedroom 1 Level**	Main Floor
Bedroom 1 Floor Covering	Carpet	**BR2 Length Apx**	15
BR2 Width Apx	11	**BR2 Level**	Main Floor
BR2 Floor Covering	Carpet	**BR3 Length Apx**	13
BR3 Width Apx	12	**BR3 Level**	Main Floor
BR3 Floor Covering	Carpet	**BR4 Length Apx**	
BR4 Width Apx		**BR4 Level**	
BR4 Floor Covering		**Laundry Length Apx**	9
Laundry Width Apx	7	**Laundry Level**	Main Floor
Laundry Floor Covering	Tile	**Other Length Apx**	
Other Width Apx		**Other Level**	
Other Floor Covering		**Pending Divisional Apprvl**	

GENERAL

Legal	PARCEL D..COM AT THE E 1/4 COR OF SEC 32, TH N 89 DEG W ALG THE E-W 1 /4 LINE 2638.02 FT, TH N 00 DEG W ALG N -S 1/4 LINE 661.72 FT TO THE POB; TH CONT N 00 DEG W 330.86 FT, TH S 89 DEG E 1319.77 FT, TH S 00 DEG E ALG E 1/8 LINE 331.07 FT, TH N 89 DEG W 131	**Summer Taxes**	3040.42
Winter Taxes	689.38	**Other Taxes**	
Total Taxes	3,729.80	**Year: Summer**	
Year: Winter		**Principal Residence**	No
Assessment		**Type of Ownership**	Private Owner
Directions	Alden Highway to Lake of the Woods to Bebb Road to Way Road.	**Input Date**	2/2/2017 10:29 PM
Price Date	4/18/2017	**HotSheet Date**	4/18/2017
Status Date	4/17/2017	**Update Date**	4/18/2017
IDX	Y	**Search By Map**	
Assoc Documents	1	**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	$287,500	**State**	MI
Exp Date	8/1/2017	**CL Status CHG Flag**	
Occupant	Vacant	**Listing Syndication**	Yes
Geocode Quality	Exact Match With Bing	**Picture Count**	54
Days On Market	75	**Price Per SQFT**	$103.85
Sold Price Per SQFT		**Days On MLS**	75
Input Date	2/2/2017 10:29 PM	**Update Date**	4/18/2017 10:10 AM
VOW Include	Yes	**VOW Address**	Yes
VOW Comment	Yes	**VOW AVM**	Yes

FEATURES

WATER FEATURES
None

FOUNDATION
Full
Daylight Windows
Finished Rooms
Egress Windows

CONSTRUCTION
Frame

ROOF
Asphalt

EXTERIOR FINISH
Vinyl

STYLE
Ranch
In-Law Suite or Apartment
1 Story

INTERIOR FEATURES
Foyer Entrance
Walk-In Closet(s)
Pantry
Solid Surface Counters
Mud Room
Workshop
Vaulted Ceilings
Drywall

FIREPLACES AND STOVES
None

HEATING/COOLING TYPES
Central Air
Heat Pump

HEATING/COOLING SOURCES
Propane

TV SERVICE/INTERNET AVAIL
Dish TV
DSL

APPLIANCES/EQUIPMENT
Refrigerator
Oven/Range
Disposal
Dishwasher
Microwave
Washer
Dryer
Exhaust Fan
Blinds
Ceiling Fan

PRIMARY GARAGE
Attached
Door Opener

ADDITIONAL BUILDINGS
Pole Building(s)
Guest House

DRIVEWAY
Dirt

ROAD
Public Maintained
Gravel

LAND FEATURES
Wooded-Hardwoods
Wooded
Evergreens
Level

PARCEL DESCRIPTION
Metes and Bounds

EXTERIOR FEATURES
Countryside View
Seasonal View

ASSOCIATION FEE INCLUDES
None

DEVELOPMENT AMENITIES
None

MINERAL RIGHTS
Yes

WATER
Private Well

SEWER
Private Septic

ZONING/USE/RESTRICTIONS
Horses Allowed
Outbuildings Allowed

DOCUMENTS ON FILE
Sellers Disclosure
Agency Disclosure

TERMS
Conventional
Cash
FHA
Veterans/VA

POSSESSION
At Closing

LOCKBOX
Combo

UNIVS DESIGN/BARRIER FREE
None

FINANCIAL

Owner	Reinhard	**Tax ID**	05-04-032-003-30
Annual Assn Dues		**SEV**	92300
SEV Year	2016	**Taxable Value**	

SOLD STATUS

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

SOLD STATUS

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. Located on ten gorgeous wooded acres on a county maintained road in the heart of northern Michigan. Includes a 30' x 50' pole barn with a guesthouse inside of it. This ranch has a great setup, with a private master suite on one side and two large bedrooms and a bathroom on the other side. Open floor plan includes vaulted living room ceilings. Kitchen includes upscale appliances, a kitchen pantry, Hi Mac counters and bar stools. In addition, there are customized closets throughout. All bedrooms have large closets with professional organization, including his/hers closets in the Master bedroom. The basement contains an additional 850 square feet of finished space in one large room. There is a wood subfloor with commercial carpeting on top and stairs. The remainder of basement has the mechanics and is roughed in for finishing. Quality build includes great overhead lighting and ceiling fans, solid wood doors, and foam insulation in the 6" walls. The house is heated by a hybrid heat pump, which is 95% efficient and does not use propane when it is above 32 degrees. In addition, there is a whole house automatic generator, and special locking foundation. The property includes all types of trees, including a beautiful collection of spruce trees planted over the years. The pole barn, which has a separate electric meter, includes a bedroom, bathroom, living and kitchen area, and more. The pole barn also contains unfinished space for extra garage storage. The 2 ½ car garage has an epoxy garage floor, as well as a garden shed. Most furniture and Ryder mower negotiable. 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. Open house Sunday, May 7 from 10am-1pm.

AGENT ONLY REMARKS

Agent Only Remarks

THIRD PARTY REMARKS

Third Party Remarks

SHOWING INSTRUCTIONS

Showing Instructions Please use Showtime or call/text agent.

SOLD REMARKS

Sold Remarks

ADDITIONAL PICTURES

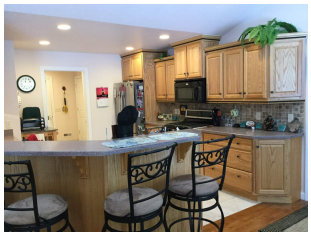
Pole barn includes finished

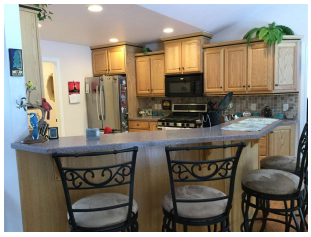
Beautiful all seasons

Many evergreens

Extra large garage

Beautiful living room

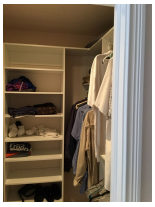




Upscale kitchen

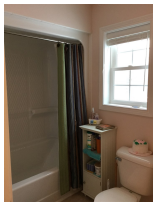
Laundry room high end

His and hers closet in master



His and hers closet in master

Master



Master

Good sized bedrooms on other

Bedroom #3

Closets everywhere!

Second bathroom

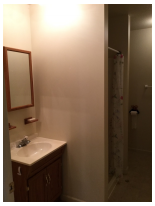
Basement has large finished

Unfinished area of basement

95% efficiency hybrid furnace

Guest house living room

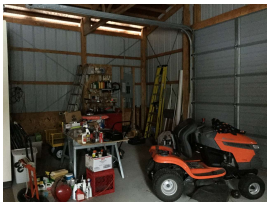
Guest house bedroom



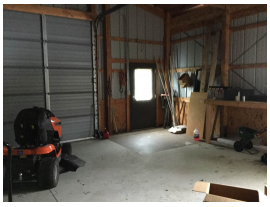
Guest house bathroom

Guest house

Guest house



Unfinished portion of pole barn



Unfinished portion of pole barn

Friendly town of Mancelona

Great deer hunting in the area

Many lakes and rivers nearby

Shanty Creek Ski and Golf Resort

Nice downhill skiing down the road

Many golf courses in the area