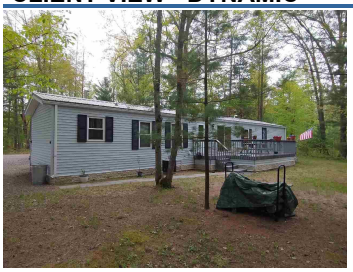
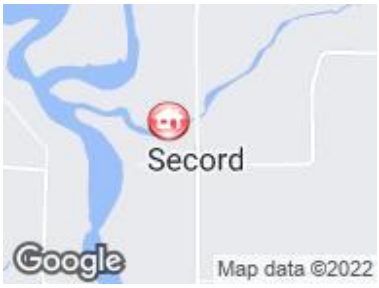
CLIENT VIEW - DYNAMIC



MLS #	50075187
Address	1523 Lakeshore Dr.
Area (Municipality)	Secord Twp (26013)
Mail City	Gladwin
County	Gladwin
State	MI
Zip	48624
Class	RESIDENTIAL
Type	Single Family
Sale/Rent	For Sale
Status	Active
Asking Price	$119,900



PUBLIC REMARKS

Public Remarks Check out this well maintained home located on Tea Creek leading to Smallwood Lake. This nice home features 2 bedrooms, 2 baths, updated interior, updated windows, steel roof, large ensuite bedroom with it's own large private bath, open floor plan, large open deck, Honeywell generator, newer 1 car detached garage with door opener and more! All of this sits on 2.67 acres with over 237 ft of waterfront leading to Smallwood Lake. This is a great recreational area with 1000's of acres of state land just a short distance away. Access the ORV trails by taking Ridge Road east to the trails. This home is being sold mostly furnished and includes all of the appliances. (Note: This is on Smallwood Lake and will have a dam assessment starting in December of 2022. Please check the Four Lakes Task Force website for updates).

LEGAL DESCRIPTION

Legal Description SEC 28 19 1E COM AT SE COR OF NE 1/4 OF SE 1/4 TH W 239.63FT TH N 00DEG 00MIN 43SEC W 389.50FT TH ELY ALONG SD WATERS EDGE TO E SEC LINE TH SLY ALONG SD SEC LINE TO POB

BUILDING. PROPERTY & LOCATION

Year Built	1991	**Above Grade SqFt**	952	**Bedrooms**	2
Bathrooms Full	2	**Bathrooms Half**	0	**Bathrooms Total**	2
Fireplace Y/N	No	**Basement Y/N**	No	**Below Grade SqFt**	0
Below Grade SqFt Finished	0	**Structure Style**	1 Story	**Garage # of Car**	1.00
Garage Dimensions	16x20	**Site Condo Y/N**	No	**Manufactured Y/N**	Yes
Waterfront Y/N	Yes	**Body of Water**	Smallwood Lake	**Frontage**	236
Frontage Type	Water	**Lot Size**	236x92x573x239x389	**Acreage**	2.67
Cross Street 1	Secord Dam Rd.	**Cross Street 2**	Lakeshore Dr.	**Directions**	From Gladwin, E. M-61 to M-30, M -30 N. to Secord Dam Rd, Secord Dam Rd. E. to Lakeshore, Lakeshore S. to Destination.
Subdivision	No	**Municipality**	Secord Twp	**School District**	Gladwin Community Schools
Property ID	130-028-400-005-02				

ROOMS & DIMENSIONS

Bedroom 1 Level	Main	**Bedroom 2 Level**	Main
Bathroom 1 Level	Main	**Bathroom 2 Level**	Main
Living Room Level	Main	**Dining Room Level**	Main
Kitchen Level	Main	**Laundry Room Level**	Main
Living Room Length	15	**Living Room Width**	14
Dining Room Length	8	**Dining Room Width**	7
Kitchen Length	15	**Kitchen Width**	6
Bedroom 1 Length	12	**Bedroom 1 Width**	11
Bedroom 2 Length	11	**Bedroom 2 Width**	10
Bathroom 1 Length	5	**Bathroom 1 Width**	7
Bathroom 2 Length	11	**Bathroom 2 Width**	14
Laundry Room Length	7	**Laundry Room Width**	6
Bathroom 1 Floor Covering	Vinyl	**Bathroom 2 Floor Covering**	Carpet
Bedroom 1 Floor Covering	Carpet	**Bedroom 2 Floor Covering**	Laminate

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ROOMS & DIMENSIONS

Living Rm Floor Covering	Laminate	**Dining Rm Floor Covering**	Carpet
Laundry Rm Floor Covering	Laminate	**Kitchen Floor Covering**	Vinyl

FEATURES

APPLIANCES
- Dishwasher
- Disposal
- Dryer
- Microwave
- Range/Oven
- Refrigerator
- Washer

COOLING SYSTEM
- Ceiling Fan(s)
- Central A/C

EXTERIOR CONSTRUCTION
- Vinyl Siding

EXTERIOR FEATURES
- Deck

FIREPLACE FEATURES
- Electric Fireplace

FOUNDATION TYPE
- Crawl
- Piers

GARAGE TYPE
- Detached Garage
- Gar Door Opener

HEAT/FUEL TYPE
- Natural Gas

HEATING SYSTEM
- Forced Air

WATER HEATER
- Gas

INTERIOR FEATURES
- Cable/Internet Avail.
- Hardwood Floors
- Furnished

SITE/LOT FEATURES
- Wooded

FINANCIAL TERMS
- Cash
- Conventional

ROADS
- City/County
- Paved Street

SEWER/SEPTIC
- Mound Septic

SOURCE OF SQ FT
- Measured

ARCHITECTURE STYLE
- Manufactured

OUT BUILDINGS
- Shed
- Garage(s)

WATER
- Private Well

WATER FEATURES
- All Sports Lake
- Creek/Stream/Brook
- Lake Frontage
- River Frontage
- Waterfront

ZONING
- Residential

MANUFACTURED BODY TYPE
- Single Wide

ELECTRIC
- Generator

UTILITIES
- Cable Available
- Electricity Connected
- Natural Gas Connected
- Phone Available

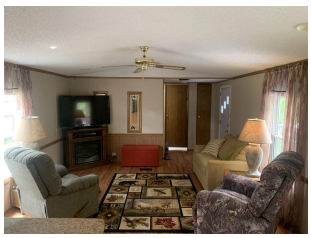
LISTING INFORMATION

Listing Date	5/21/2022	**Update Date**	5/21/2022
Cumulative DOM	0	**Lease Y/N**	No
Status Date	5/21/2022		

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	**Ownership**	Private
Possession	Negotiable	**Association Y/N**	No
Assessments Y/N	Yes	**Assessments Amount**	$0.00
PRE/Homestead	Yes	**Summer Tax Yr**	2019
Summer Tax	296.15	**Winter Tax Yr**	2019
Winter Tax	662.20	**Total Tax Year**	2019
Total Tax Amount	931.35	**SEV Year**	2019
SEV	29000.00	**Taxable Value**	$23,734.00

ADDITIONAL PICTURES



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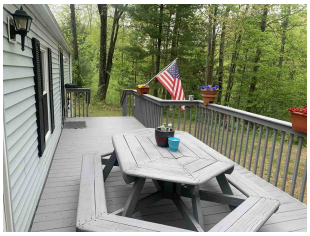

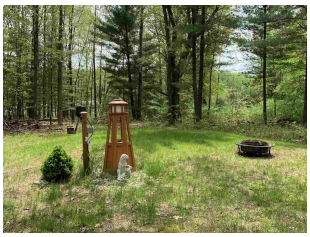

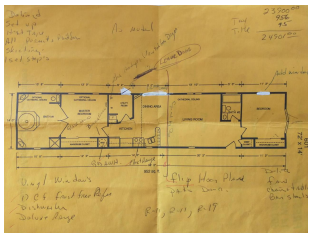

DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.

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