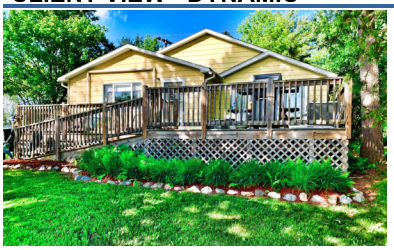
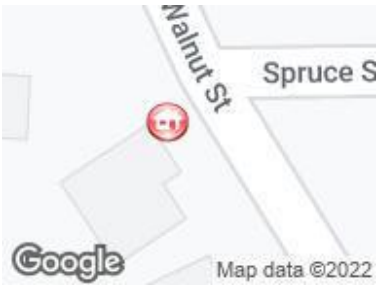
CLIENT VIEW - DYNAMIC



MLS #	50098414
Address	40 Walnut Street
Area (Municipality)	Hay Twp (26011)
Mail City	Gladwin
County	Gladwin
State	MI
Zip	48624
Class	RESIDENTIAL
Type	Single Family
Sale/Rent	For Sale
Status	Active
Asking Price	$99,909



PUBLIC REMARKS

Public Remarks Charming 2 bedroom lake cottage on Smallwood Lake in the Gladwin area. This nice place features real hardwood floors, full bathroom, spacious living room, wood burning stove, laundry area, open deck and a great view of the lake. Appliances and many of the furnishings can be included. Sit out on the open deck and take in the beautiful panoramic view. There is also a nice 1.5 car detached garage to store your items in. Lake levels are expected to be brought back up to normal levels in 2024. Make your appointment today!

LEGAL DESCRIPTION

Legal Description LOT 1&2 OF BLK 4 WOODLAND TERR. ANNEX

BUILDING. PROPERTY & LOCATION

Year Built	1960	**New Construction Y/N**	No
Above Grade SqFt	1006	**Total SqFt Finished**	1,006
Bedrooms	2	**Bathrooms Full**	1
Bathrooms Half	0	**Bathrooms Total**	1
Fireplace Y/N	No	**Basement Y/N**	Yes
Below Grade SqFt	0	**Below Grade SqFt Finished**	0
Structure Style	1 1/2 Story	**Garage # of Car**	1.50
Site Condo Y/N	No	**Manufactured Y/N**	No
Waterfront Y/N	No	**Body of Water**	Smallwood Lake
Frontage	111	**Frontage Type**	Water
Lot Size	111.5x105.5x51.87x93.4	**Acreage**	0.17
Cross Street 1	Spruce St	**Cross Street 2**	Walnut St
Directions	From Gladwin: M-61 E past M-30. Go over the bridge to Lakeview R to Norway R to Walnut, L to cottage on R.	**Subdivision**	Woodland Terrace Annex Sub
Municipality	Hay Twp	**Municipality Type**	Township
School District	Gladwin Community Schools	**Property ID**	26-110-430-004-001-00

ROOMS & DIMENSIONS

Bedroom 1 Level	Main	**Bedroom 2 Level**	Main
Bathroom 1 Level	Main	**Living Room Level**	Main
Dining Room Level	Main	**Kitchen Level**	Main
Family Room Level	Main	**Office Level**	Main
Living Room Length	13	**Living Room Width**	15
Dining Room Length	14	**Dining Room Width**	8
Kitchen Length	10	**Kitchen Width**	11
Family Room Length	11	**Family Room Width**	15
Bedroom 1 Length	11	**Bedroom 1 Width**	16
Bedroom 2 Length	13	**Bedroom 2 Width**	10
Office Length	9	**Office Width**	12
Bedroom 1 Floor Covering	Wood	**Bedroom 2 Floor Covering**	Wood
Living Rm Floor Covering	Wood	**Dining Rm Floor Covering**	Wood
Family Rm Floor Covering	Wood		

FEATURES

APPLIANCES
Microwave
Range/Oven
Refrigerator
Washer

BASEMENT TYPE

EXTERIOR FEATURES
Deck

FOUNDATION TYPE
Crawl

GARAGE TYPE
Detached Garage

HEATING SYSTEM
Wall Heat
Forced Air
Space Heater

FINANCIAL TERMS
Cash

ARCHITECTURE STYLE
Bungalow
Ranch

OUT BUILDINGS
Shed

WATER

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FEATURES

Block	**HEAT/FUEL TYPE**	Conventional	Private Well
COOLING SYSTEM	LP/Propane Gas	**PARKING**	
Ceiling Fan(s)		1 Space	
EXTERIOR CONSTRUCTION		**SEWER/SEPTIC**	
Other		Septic	

LISTING INFORMATION

Full Address(es)	40 Walnut Street, Gladwin, MI 48624	**Listing Date**	12/30/2022
Update Date	12/30/2022	**Cumulative DOM**	0
Lease Y/N	No	**Status Date**	12/30/2022

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	**Ownership**	Private
Possession	immediate	**Association Y/N**	No
Assessments Y/N	No	**PRE/Homestead**	No
Summer Tax Yr	2021	**Summer Tax**	1130.60
Winter Tax Yr	2021	**Winter Tax**	627.60
Total Tax Year	2021	**Total Tax Amount**	1728.20
SEV Year	2021	**SEV**	36900.00
Taxable Value	$36,900.00		

ADDITIONAL PICTURES

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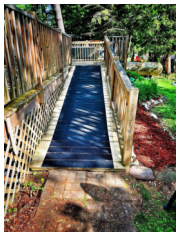

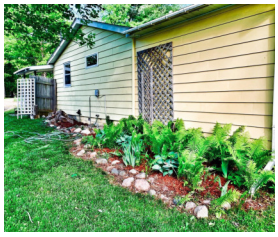

DISCLAIMER

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

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