CLIENT VIEW - DYNAMIC

MLS #	50088370
Address	757 N Rodgers Ave
Area (Municipality)	Hamilton Twp (18008)
Mail City	Harrison
County	Clare
State	MI
Zip	48625
Class	RESIDENTIAL
Type	Single Family
Sale/Rent	For Sale
Status	Active
Asking Price	$94,900

PUBLIC REMARKS

Public Remarks Almost an acre of land on the corner of two roads. Currently a 2 bedroom 1 bath with many updates including furnace, central air, roof, flooring and much more. Includes a detached 1 car garage and a shed. Large fenced back yard. Possible to make a third bedroom if you move some plumbing around. Enjoy the large yard and some seclusion and privacy in the back yard. Not far from the lakes and halfway between Gladwin and Harrison. Take a look today. Must have appointment!

LEGAL DESCRIPTION

Legal Description T19N R3W SEC 31 757 N RODGERS AVE LOT 2 WOODHAVEN SUB NO 1 & LOT 1

BUILDING. PROPERTY & LOCATION

Year Built	1945	**New Construction Y/N**	No	**Above Grade SqFt**	1088
Bedrooms	2	**Bathrooms Full**	1	**Bathrooms Half**	0
Bathrooms Total	1	**Fireplace Y/N**	No	**Basement Y/N**	No
Below Grade SqFt	0	**Below Grade SqFt Finished**	0	**Structure Style**	1 Story
Garage # of Car	1.50	**Encroachment Y/N**	No	**Site Condo Y/N**	No
Manufactured Y/N	No	**Waterfront Y/N**	No	**Frontage**	240
Frontage Type	Road	**Lot Size**	240x160	**Acreage**	0.88
Cross Street 1	Maplecrest	**Cross Street 2**	Rodgers Ave	**Directions**	M61 West of Gladwin to Rodgers (Dodge Lk) right to home on left
Side of Street	W	**Subdivision**	woodhaven	**Municipality**	Hamilton Twp
School District	Harrison Community Schools	**Property ID**	008-250-001 -00&002-00		

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
Laundry Room Level	Main	**Office Level**	Main
Living Room Length	17	**Living Room Width**	12
Dining Room Length	17	**Dining Room Width**	10
Kitchen Length	11	**Kitchen Width**	9
Bedroom 1 Length	14	**Bedroom 1 Width**	9
Bedroom 2 Length	11	**Bedroom 2 Width**	10
Bathroom 1 Length	6	**Bathroom 1 Width**	5
Laundry Room Length	10	**Laundry Room Width**	8
Office Length	11	**Office Width**	8
Bathroom 1 Floor Covering	Ceramic	**Bedroom 1 Floor Covering**	Carpet
Bedroom 2 Floor Covering	Carpet	**Living Rm Floor Covering**	Carpet
Dining Rm Floor Covering	Laminate	**Laundry Rm Floor Covering**	Laminate
Office Floor Covering	Laminate	**Kitchen Floor Covering**	Laminate

FEATURES

APPLIANCES
Dishwasher
Range/Oven
Refrigerator

COOLING SYSTEM

FOUNDATION TYPE
Crawl

GARAGE TYPE
Detached Garage

HEAT/FUEL TYPE

FINANCIAL TERMS
Cash
Conventional

ROADS
City/County

ARCHITECTURE STYLE
Ranch

OUT BUILDINGS
Shed

WATER

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FEATURES

Central A/C

EXTERIOR CONSTRUCTION
Vinyl Siding

EXTERIOR FEATURES
Deck
Fenced Yard

LP/Propane Gas

HEATING SYSTEM
Forced Air

SITE/LOT FEATURES
Rural
Subdivision
Platted

Gravel
Paved Street

SEWER/SEPTIC
Septic

SOURCE OF SQ FT
Public Records

Private Well

ZONING
Residential

LISTING INFORMATION

Full Address(es)	757 N Rodgers Ave, Harrison, MI 48625	**Listing Date**	8/29/2022
Update Date	8/30/2022	**Days On Market**	1
Cumulative DOM	1	**Lease Y/N**	No
Status Date	8/29/2022		

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	**Ownership**	Private
Possession	30	**Association Y/N**	No
Assessments Y/N	No	**PRE/Homestead**	Yes
Summer Tax Yr	2021	**Summer Tax**	324.46
Winter Tax Yr	2021	**Winter Tax**	535.58
Total Tax Year	2021	**Total Tax Amount**	860.04
SEV Year	2022	**SEV**	37900.00
Taxable Value	$31,016.00		

ADDITIONAL PICTURES

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DISCLAIMER

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