### **CLIENT VIEW - DYNAMIC**

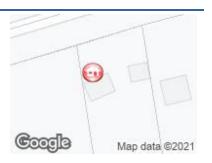


MLS# 50047017

5248 BLUE LAKE DRIVE Address Area (Municipality) Sherman Twp (26014)

Mail City Gladwin County Gladwin State MI Zip 48624

RESIDENTIAL Class Type Single Family Sale/Rent For Sale Status Active **Asking Price** \$114,117













### **PUBLIC REMARKS**

Public Remarks Beautiful Blue Lake access across the street! This cute woodland home offers the best of all worlds, for "Up North" living! This home sits nestled in the woods, on a large 2+ acre lot, adjoining hundreds of acres of state land. Enjoy all the amenities of blue lake estates. Swim in crystal clear waters at the fantastic swimming beach, located just a couple lots down from the house. There is also a nice park area just across the street from the beach, with a creek running thru it. There are also walking trails off of the back on the park, leading into state land. There is also an all-year round creek that runs through the property. Watch deer, turkey and a variety of other wildlife, from your back window.

### **LEGAL DESCRIPTION**

Legal Description Lot 29 Blue Lake Estates

### **BUILDING. PROPERTY & LOCATION**

Year Built	0	Above Grade SqFt	864	Bedrooms	3
Bathrooms Full	2	Bathrooms Half	0	Bathrooms Total	2
Fireplace Y/N	Yes	Basement Y/N	Yes	Below Grade SqFt	864
Below Grade SqFt	864	Structure Style	1 Story	Garage # of Car	0.00
Finished					
Pets Allowed Y/N	Yes	Site Condo Y/N	No	Manufactured Y/N	No

Waterfront Y/N No **Body of Water** Blue Lake **Frontage** 200 **Frontage Type** Water Lot Size 200x508.37x201.58x4 Acreage 2.19

**Cross Street 1** Meredith Grade **Cross Street 2** Blue Lake Dr **Directions** 

> to M-18 W to Chappel Dam Road N to Meredith Grade Road, W to Blue Lake Drive. Follow around on left side of lake to the

From Gladwin: M-18 N

house.

Subdivision Blue Lake Estates Municipality Sherman Twp **School District** Gladwin Community Schools

**Property ID** 140-040-000-029-10

## **ROOMS & DIMENSIONS**

Bedroom 1 Level	Main	Bedroom 2 Level	Main
Bedroom 3 Level	Lower	Bathroom 1 Level	Main
Bathroom 2 Level	Lower	Living Room Level	Main
Dining Room Level	Main	Kitchen Level	Main
Family Room Level	Lower	Living Room Length	19
Living Room Width	13	<b>Dining Room Length</b>	13
Dining Room Width	10	Kitchen Length	9
Kitchen Width	7	Family Room Length	22
Family Room Width	14	Bedroom 1 Length	11
Bedroom 1 Width	11	Bedroom 2 Length	10
Bedroom 2 Width	12	Bedroom 3 Length	11
Bedroom 3 Width	10	Bathroom 1 Length	8
Bathroom 1 Width	7	Bathroom 2 Length	4
Bathroom 2 Width	6		

# **FEATURES**

**APPLIANCES EXTERIOR FEATURES** SITE LOCATION **ROOMS** 

### **FEATURES**

Range/Oven Refrigerator **BASEMENT TYPE** 

**Block** Finished Full Walk Out

**BATH DESCRIPTIONS** 

Basement Full Bath First Flr Full Bathroom

**ASSOC/COMMUNITY AMENITIES** 

Pets-Allowed Beach Area **COOLING SYSTEM** Window Unit(s) **DINING/KITCHEN** Formal Dining Room

**EXTERIOR CONSTRUCTION** 

Vinyl Siding

Deck Patio

**FIREPLACE FEATURES** 

Gas Fireplace Wood Stove

**FOUNDATION TYPE** 

Basement

**HEAT/FUEL TYPE** 

Electric LP/Propane Gas

**HEATING SYSTEM** 

Wall Heat Electric Heat Forced Air

**INTERIOR FEATURES** Window Treatment(s)

PET RESTRICTIONS Cats Allowed Dogs Allowed

Wooded

Adjoins State/Fed Land SITE DESCRIPTION

Treed Wooded

**FINANCIAL TERMS** 

Cash Conventional

**ROADS** City/County Gravel

SEWER/SEPTIC

Septic

SOURCE OF SQ FT

Measured

**ARCHITECTURE STYLE** 

Ranch

Family Room First Floor Bedroom Living Room

Lower Level Laundry Utility/Laundry Room

**OUT BUILDINGS** 

Shed **WATER** Private Well

**WATER FEATURES** Creek/Stream/Brook Lake/River Access

**Beach Access** 

**ZONING** Residential

# LISTING INFORMATION

Abv Grd Price Per SqFt \$132.08

**Update Date** 7/1/2021 Lease Y/N No

**Listing Date** 7/1/2021 **Cumulative DOM** 

**Status Date** 7/1/2021

**TAX & FINANCIAL** 

Subj to Short Sale ApprvI No negotable **Possession Fee Amount** 360.00 Assessments Y/N No **Summer Tax Yr** 2020 Winter Tax Yr 2020 **Total Tax Year** 2020 **SEV Year** 2020 \$39,100.00 **Taxable Value** 

Ownership Private Association Y/N Yes Fee Schedule Yearly PRE/Homestead Yes **Summer Tax** 487.17 Winter Tax 569.82 **Total Tax Amount** 1056.99 SEV 39100.00

### **ADDITIONAL PICTURES**















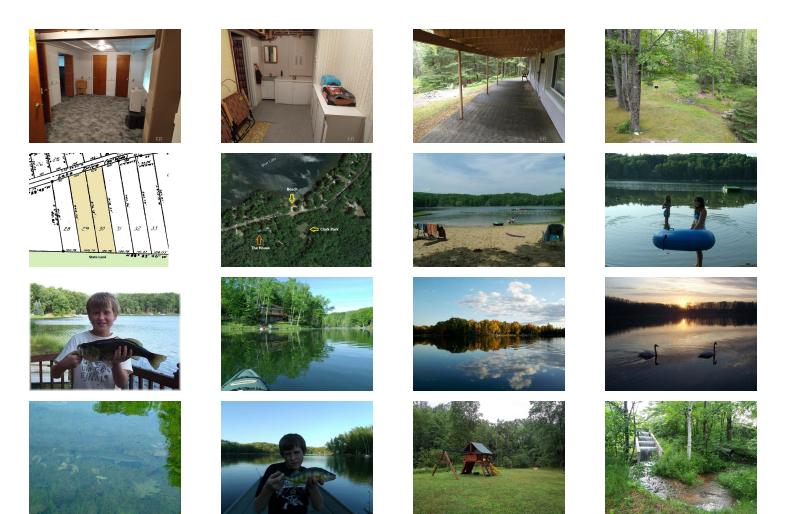












DISCLAIMER

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