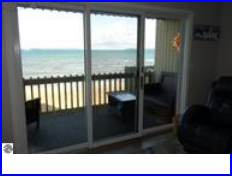


For Sale

Professional Report

Select MLS# 1839349



Status **Active**
 2 Story
 # Bedrooms **3**
 TOTAL Baths **2.50**
 Number of Acres
 Wtrfrnt **Yes**
 School Dis **Traverse City Area**
 Lot Dimensions
 Public Schools
 Unit #
 Owner Name **EMROE**
 Lot #
 Approx Year Built **1980**
 Seller Concessions
 Year Remodeled **2015**
 If Yes, \$ Amt
 Township **East Bay**
 Condo/None
 Tax ID **03-715-006-00**
Branded Virtual Tour 2

Ask Price **\$514,900**
 Orig Price **\$514,900**
 AbvGrdFin **1,400**
 LL Fin SQF **0**
 Tot Fin SF **1400**
 UnfinishSF **0**
 Sold Price
 Close Date
 Annual Assn Dues
 Assessment



1717-#6 N US-31

Traverse City

49686

Body of **East Bay**
 Water
 Water P/S **Shared**
 Front Ft **334**
Priv Frontage (Wtr Side), Inland Lake, All Sports,

FOUNDATION **Other**
 INTERIOR FEATURES **Foyer Entrance, Pantry, Solid Surface Counters, Drywall**
 APPLIANCES/EQUIPMENT **Refrigerator, Oven/Range, Disposal, Dishwasher, Microwave, Washer, Dryer, Blinds, Ceiling Fan**

Cash **Yes**
 Conventional **Yes**
Branded Virtual Tour 2
 Lease Option **No**
 MINERAL RIGHTS **No**
 Bedroom 1 Level **Upper Floor**
 Garage Capacity **1**

CONSTRUCTION **Frame**
 ROOF **Asphalt**
 EXTERIOR FEATURES **Bay View, Sprinkler System, Balcony, Deck, Multi-Level Decking, Sidewalk, Landscaped**
 EXTERIOR FINISH **Wood**
 STYLE **2 Story**
 PRIMARY GARAGE **Detached, Door Opener, Paved Driveway, Concrete Floors**
 ADDITIONAL BUILDINGS **None**
 Financing
 Town **T 27N**
 Range **R 10W**
 HEATING/COOLING TYPES **Forced Air, Central Air, Heat Pump**
 HEATING/COOLING SOURCES **Other**
 WATER **Municipal**
 SEWER **Municipal**
 DRIVEWAY **Blacktop, Shared**
 ROAD **Public Maintained, Blacktop**
 ZONING/USE/RESTRICTIONS **Residential, Building-Use Restrictions**
 POSSESSION **At Closing, Negotiable**
 Laundry Level

| Room | Dimensions | Level | Flooring | Room | Dimensions | Level | Flooring |
|---------|----------------|------------|----------|-------|---------------|-------|----------|
| Living | 19'5" x 13'2" | Main Floor | Laminate | BR1 | 17'2" x 12'9" | Upper | Carpet |
| Dining | 18'3" x COMBO | Main Floor | Laminate | BR2 | 14' x 13'5" | Upper | Wood |
| Kitchen | COM... x 11'3" | Main Floor | Laminate | BR3 | 15'9" x 7' | Upper | Carpet |
| Family | x | | | BR4 | x | | |
| Laundry | x | | | Other | x | | |

Agent Only Remarks Association fee is \$250.00 per month and includes trash removal, building insurance, exterior maintenance, lawn and snow care. Owners care for their own garage door and decks/patio. One car garage assigned. Owner can rent for a minimum of one year and subject to board approval. Boats \$1,000.00 installation fee. \$500.00 per year on your own hoist and subject to availability. Jet skis can be docked for approximately \$100.00 per year.

Public Remarks

DIRECT WATERFRONT/SANDY BEACH CONDO WITH BOAT DOCKING, GARAGE, NICELY REMODELED & 5 MINUTES TO DOWNTOWN TC!! Gorgeous new kitchen w/ quartz counters/stainless appliances, open floor plan, beautiful views from almost every room, immaculately maintained, forced air/central a/c with heat pump, loft for 3rd brdm/extra guests, 2-decks overlooking the water, plush shared courtyard w/ big & small party decks, private garage for storage & much more! Each bedroom has private bath. Tucked far off the main road for peaceful enjoyment, yet EZ access to downtown & everything to enjoy in TC including Munson Hospital & airport!

Directions

Munson Avenue/US 31 North between 3 Mile & 4 Mile Rds, across from Pirates Cove mini-golf -- turn left after pull into complex, head to water & take stairway to 2nd level, #6 on the right side.

List Date **10/7/2017**
 DOM **4**
 BA **2.5**
 SA **2.5**
 TC **0**
 Pending Date
 Cumulative DOM
4

List Agent 1 - Agent Name/Phone **Carol A Franklin - 231-633-3672**
 List Agent 1 - E-mail **cfranklinc@gmail.com**
 List Office 1 - Office Name/Phone **BAYSHORE GROUP REALTY - 231-577-4275**
 List Agent 2 - Agent Name/Phone