

**For Sale**

**Professional Report**

Select MLS# 1840753



Status **New**  
**1.5 Story, 2 Story**  
 Number of Acres **0.19**  
 School Dis **Traverse City Area**  
**Public Schools**  
 Owner Name **ECANFIELD**  
 Approx Year Built **1900**  
 Year Remodeled **2000**  
 Township **Traverse City**  
 Tax ID **28-51-778-150-00**  
 # Bedrooms **3**  
 TOTAL Baths **2.00**  
 Wtrfrnt **No**  
 Lot Dimensions **50' x 160'**  
 Unit #  
 Lot #  
 Seller Concessions  
 If Yes, \$ Amt  
 Subdivision  
**Branded Virtual Tour 2**  
 Ask Price **\$264,900**  
 Orig Price **\$264,900**  
 AbvGrdFin **1,445**  
 LL Fin SQF **0**  
 Tot Fin SF **1445**  
 UnfinishSF **300**  
 Sold Price  
 Close Date  
 Annual Assn Dues  
 Assessment



**514 Grant Street**

**Traverse City**

**49686**

Unbranded Virtual Tour

Body of Water  
 Water P/S  
 Front Ft

**Other**

FOUNDATION **Michigan Basement**  
 INTERIOR FEATURES **Mud Room, Drywall**  
 APPLIANCES/EQUIPMENT **Refrigerator, Oven/Range, Dishwasher, Microwave, Washer, Dryer, Freezer, Blinds, Ceiling Fan**  
 Cash **Yes**  
 Conventional **Yes**  
 Land Contract/PMM **No**  
**Branded Virtual Tour 2**  
 Lease Purchase **No**  
 MINERAL RIGHTS **No**  
 Bedroom 1 Level **Main Floor**  
 Garage Capacity **4**

CONSTRUCTION **Frame**  
 ROOF **Asphalt**  
 EXTERIOR FEATURES **Sprinkler System, Patio, Sidewalk, Fenced Yard, Landscaped, Porch**  
 EXTERIOR FINISH **Vinyl**  
 STYLE **1.5 Story, 2 Story**  
 PRIMARY GARAGE **Attached, Detached, Door Opener**  
 ADDITIONAL BUILDINGS **Workshop, Secondary Garage(s)**  
 Financing  
 Town **T 27N**  
 Range **R 11W**  
 HEATING/COOLING TYPES **Forced Air, Central Air**  
 HEATING/COOLING SOURCES **Natural Gas**  
 WATER **Municipal**  
 SEWER **Municipal**  
 DRIVEWAY **Blacktop, Alley Access, Private**  
 ROAD **Public Maintained, Blacktop**  
 ZONING/USE/RESTRICTIONS **Residential**  
 POSSESSION **At Closing**  
 Laundry Level **Main Floor**

Room	Dimensions	Level	Flooring	Room	Dimensions	Level	Flooring
Living	23' x 13'	Main Floor	Carpet	BR1	11'5" x 11'	Main	Wood
Dining	13'5" x 9'3"	Main Floor	Wood	BR2	13' x 11'6"	Upper	Carpet
Kitchen	8'6" x 8'	Main Floor	Wood	BR3	10'8" x 9'4"	Upper	Carpet
Family	x			BR4	x		
Laundry	13'4" x 9'3"	Main Floor	Carpet	Other	x		

**Agent Only Remarks** Main floor bedroom, huge mud/laundry rm off att 1-car garage, which could be converted to spacious main floor master suite, because still have a 3-car wide detached garage off the alley (part of which had been insulated/heated in the past)! Nicely fenced in backyard w/ privacy fencing, paver bricks patio w/ firepit, alley access & even a place to park a small fishing boat! Plenty of room to expand kitchen, reconfigure huge mud/laundry rm & finish updating house to personal preference. 2nd bdrm upstairs uses big closet in bath across hall. Great house & value for in-town living! Sq ft/yr built/lot size approx - Buyer/Buyer Realtor shd verify on their own.

**Public Remarks**  
 4-Car Garage space OR use attached garage & convert detached into future rentable ADU/detached apartment & only a 5-Min bike ride to beach & all that downtown TC has to offer! Bright/open floor plan w/ many of the major items taken care of w/ Updates that include windows, siding, roof, furnace, insulation, upper level bath added, beautiful wood floors & much of original wood trim/doors meticulously maintained, gas fireplace & much more!! Main floor bedroom, huge mud/laundry rm off att 1-car garage, which could be converted to spacious main floor master suite, because still have a 3-car wide detached garage off the alley (part of which had been insulated

**Directions**  
 8TH Street between Barlow & Bates - to Grant Street

List Date **11/20/2017**  
 DOM **1**  
 BA **2.5**  
 SA **2.5**  
 TC **0**  
 Pending Date  
 Cumulative DOM  
 42

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

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