

Address: 15955 Sunset Trail , Atlanta , MI ; 49709



MLS#: 201821798 **List Price:** \$ 165,000
Type: Residential **Status:** Active
Water
Prop Type: Residential **Bedrooms:** 2
Bathrooms: 1 **Gar Y/N:** Yes
Gar Type: Attached/HTD **Gar Stall:** 0
Gar Size: 16.6 x 21 **Style:** 1+ Story
Waterfront: Yes **County:** Montmorency

Lake/River Other:

Amt of Frontage:	100	Construction:	Frame	Frontage:	Lake
Lake/River Name:	Lake Hiawatha	Tax ID	004-360-000-115-00	Lot Dim:	100x80.21x100x61.35
Above SqFt:	1060	Total SqFt:	1060	SqFt Source:	County Records
School District:	Atlanta	Township/City/Village:	Montmorency	Subdivision or T/R:	T31N R3E
Ownership Status:	Owner	Realtor.com Type:	Residential-Single Family	Full Baths	1
Half Baths	0	Internet Access	Unknown		

Public Remarks: Waterfront Home for sale on no wake lake. This 2 bedroom home is on a quiet dead end road with frontage on Lake Hiawatha. The home has a beautiful sun porch which overlooks the lake for great sunsets. It has single car attached garage and a breeze way. There is also a beautiful large deck out back and a dock down by the water. Landscaped.

Directions: FROM ATLANTA GO N TO CR 624/RUSH LAKE RD, TRAVEL EAST TO 5TH STREET WHICH RUNS RIGHT INTO THE DRIVEWAY OF PROPERTY

Showing Instructions: Lock Box; Showingtime

Rooms:	Living Room Size: 23'6" x 13'6"; Living Room Level: 1st; Dining Room Size: combo; Dining Room Level: 1st; Kitchen Size: 20'8" x 14' 7"; Kitchen Level: 1st; Bedroom 1 Size: 14 x 12'5"; Bedroom 1 Level: 1st; Bedroom 2 Size: 10 x 11; Bedroom 2 Level: 1st; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 10' x 6'6"; Room Description 1: laundry; Room 1 Size: 10' x 3'3"; Room 1 Level: 1st; Room Description 2: office; Room 2 Size: 10' x 6.5; Room 2 Level: 1st; Other Room 1: laundry	Foundation:	Slab
Other Rooms:	Mud Room; Office; Workshop	Basement Specifics:	None
Interior Features:	Doorwall; Pellet Stove; Smoke Detector; Vaulted Ceilings; 1st Flr Master Bdrm; Split Bdrm Flr Plan	Schools:	Elementary School: Atlanta; High School: Atlanta
Appliances & Equipmt:	Blinds; Ceiling Fan; Curtain Rods; Dryer; Freezer; Microwave; Refrigerator; Range/Oven; Washer; Water Softener; Water Heater: Gas; WTR Softener: Own	Taxes and Possession:	Tax Year: 2021; Homestead: Yes; Possession: immediate; Association Dues: No
		Heating/Air:	Natural Gas; Wall Furnace
		Laundry:	Main Level
		Water:	Well
		Sewer:	Septic
		Age:	Unknown
		Exterior:	Vinyl
		Exterior Features:	Deck; Dock; Landscaped; Satellite Components; Satellite Dish; Shed
		Road:	Dirt; Maintained
		Terms:	Cash; Conventional Mortgage; FHA; VA
		Sign:	Sign: Yes
		Documents/Disclosure:	Property Disclosure

Ownership Status:	Owner	BA:	3.5	SA:	3.5
TC:	3.5				

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