

**Address:** 19306 M-33 , Atlanta , MI ; 49709

**MLS#:** 201824013 **List Price:** \$ 350,000  
**Type:** Residential **Status:** Active  
 Lot  
**Prop Type:** Residential **Bedrooms:** 4  
**Bathrooms:** 2 **Gar Y/N:** Yes  
**Gar Type:** Attached/HTD **Gar Stall:** 2  
**Gar Size:** 23.4 x 22.4 **Style:** 1+ Story  
**Waterfront:** No **County:** Montmorency

**Lake/River Other:**

<b>Construction:</b>	Frame	<b>Frontage:</b>	None	<b>Tax ID</b>	006-390-000-018-00 & 019-00
<b>Lot Dim:</b>	2 acres	<b>Yr Built:</b>	1974	<b>Above SqFt:</b>	1194
<b>Total SqFt:</b>	2384	<b>SqFt Source:</b>	County Records	<b>School District:</b>	Atlanta
<b>Township/City/Village:</b>	Montmorency	<b>Subdivision or T/R:</b>	T32N R2E	<b>Ownership Status:</b>	Owner
<b>Realtor.com Type:</b>	Residential-Single Family	<b>Full Baths</b>	2	<b>Half Baths</b>	0
<b>Internet Access</b>	Wireless Broadband				

**Public Remarks:** Within walking distance to Clear Lake State Park and the High Country Pathway, this 4 bedroom house is now available. The sellers have many updates including a gorgeous kitchen with custom cabinets, great LED lighting, laminate and solid surface countertop and stainless appliances. There is a natural stone wood burning fireplace and a large deck out the back of the house overlooking the wooded back yard. There are 2 bedrooms up and two in the finished basement which also includes a family room, pantry and second bathroom.

**Directions:** FROM DOWNTOWN ATLANTA TRAVEL NORTH ON M-33. PROPERTY ON THE WEST SIDE OF 33

**Showing Instructions:** Lock Box; Showingtime

<b>Rooms:</b> Living Room Size: 19.5 X 16; Living Room Level: 1st; Dining Room Size: 13.5 X 10.5; Dining Room Level: 1st; Kitchen Size: 13 X 9; Kitchen Level: 1st; Bedroom 1 Size: 11 X 12.4; Bedroom 1 Level: 1st; Bedroom 2 Size: 11 X 10.5; Bedroom 2 Level: 1st; Bedroom 3 Size: 12x12; Bedroom 3 Level: Lower; Bedroom 4 Size: 12 x 16.4; Bedroom 4 Level: lower; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 6x9; Bath 2 Type: Full; Bath 2 Level: Lower; Bath 2 Size: 6 x 8; Utility Room Size: 6 x 9; Room Description 1: PANTRY; Room 1 Size: 10x 8; Room 1 Level: lower <b>Other Rooms:</b> Family Room; Mud Room; Workshop <b>Interior Features:</b> Doorwall; Fireplace <b>Appliances &amp; Equipmt:</b> Dishwasher; Dryer; Garage Door Opener; Refrigerator; Range/Oven; Washer; Water Heater: Gas	<b>Foundation:</b> Basement <b>Basement Specifics:</b> Full; Full-Finished; Basement Size: 1194; Percentage: 100 <b>Schools:</b> Elementary School: Atlanta; High School: Atlanta <b>Taxes and Possession:</b> Taxes: 1317.42; Tax Year: 2022; Homestead: Yes; Special Assessments: No; Possession: TBD; Association Dues: No <b>Heating/Air:</b> Hot Water; Natural Gas; Wood <b>Laundry:</b> Basement <b>Water:</b> Well <b>Sewer:</b> Septic <b>Age:</b> 31+ Years Approx <b>Exterior:</b> Vinyl <b>Exterior Features:</b> Deck; Landscaped; Shed <b>Road:</b> Paved; Maintained <b>Terms:</b> Cash; Conventional Mortgage; FHA; VA <b>Sign:</b> Sign: Yes <b>Documents/Disclosure:</b> House Plans; Property Disclosure
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<b>Ownership Status:</b>	Owner	<b>BA:</b>	3.5	<b>SA:</b>	3.5
<b>TC:</b>	3.5				