

Address: 22774 Storm Lake Trail , Atlanta , MI ; 49709



MLS#: 201827772 List Price: \$ 190,000
Type: Residential Status: Active
Lot
Prop Type: Residential Bedrooms: 3
Bathrooms: 2 Gar Y/N: Yes
Gar Type: Detached/UN Gar Stall: 2
Gar Size: 28'X24' Style: 2+ Story
Waterfront: No County: Montmorency
Development: Canada Creek Ranch

Lake/River Other:

Construction:	Frame	Frontage:	None	Tax ID	006-650-000-182-00
Lot Dim:	100X100	Yr Built:	1980	Above SqFt:	1296
Total SqFt:	2160	SqFt Source:	County Records	School District:	Atlanta
Township/City/Village:	Montmorency	Subdivision or T/R:	Canada Creek Ranch	Ownership Status:	Estate
Realtor.com Type:	Residential-Single Family	Full Baths	1	Half Baths	1
Internet Access	DSL	Development Website	www.canadacreekranch.com		

Public Remarks: Beautiful Home in Canada Creek Ranch located in the Elk Capitol of Michigan, offering 3 BR 1.5 Bath and is move in ready plus furnishings. This home is a well maintained up north get away or full time home featuring a gorgeous brick gas fireplace in a cozy living room, Kitchen and dining area are inviting and includes walkout patio to enjoy nature. Basement has nice family room area/office, laundry and work area lower level. Main Floor includes main bedroom and full bath. kitchen, dining area and living room area with wonderful view. Upstairs has two nice size bedrooms with one featuring sliding glass doors and its own deck. Sharing a half bath between them. New refrigerator & oven in 2022. New Furnace and Central Air in 2023. Plus Generac Power Backup System.

Directions: Take M-33 North of Atlanta, turn west (left) on S Entrance Rd, turn right onto Pete Trail, turn left on E Bergen Trail, slight left onto Shelton Trail, turn right onto Storm Lake Trail to home.

Showing Instructions: Vacant; Showingtime

Rooms: Living Room Size: 24X15; Living Room Level: 1st; Dining Room Size: 13X11; Dining Room Level: 1st; Family Room Size: 15X20; Family Room Level: lower; Kitchen Size: 10X12; Kitchen Level: 1st; Bedroom 1 Size: 13X11; Bedroom 1 Level: 1st; Bedroom 2 Size: 15X13; Bedroom 2 Level: 2nd; Bedroom 3 Size: 15X15; Bedroom 3 Level: 2nd; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 7'10"X7'4"; Bath 2 Type: Half; Bath 2 Level: 2nd; Bath 2 Size: 6'3"X4"; Room Description 1: Laundry-Utility; Room 1 Size: 15X13; Room 1 Level: lower; Room Description 2: storage area; Room 2 Size: 10X6; Room 2 Level: lower Interior Features: Fireplace; Hardwood Floors; Smoke Detector; Tile Floor; Gas Fireplace Appliances & Equipmt: Curtain Rods; Dryer; Refrigerator; Range/Oven; Washer; Water Heater: Gas	Foundation: Basement; Slab Basement Specifics: Part/Finished; Walkout; Basement Size: 864 Sq Ft; Percentage: 40 Schools: Elementary School: Atlanta; High School: Atlanta Taxes and Possession: Taxes: 1151.77; Tax Year: 2022; Homestead: Yes; Possession: At Closing; Association Dues: Yes; Association Fee: 1156; Association Fee Frequency: Annually Heating/Air: Central Air; Forced Air; Natural Gas Laundry: Basement; Lower Level Water: Well Sewer: Septic Age: 31+ Years Approx Exterior: Block; Vinyl; Wood Exterior Features: Patio/Porch; Paved Driveways Road: Dirt; Maintained Terms: Cash; Conventional Mortgage; FHA; VA Sign: Sign: Yes
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Ownership Status:	Estate	BA:	3.0	SA:	3.0
TC:	3.0				