

Address: 8413 E Hilltop Trail , Atlanta , MI ; 49709



MLS#:	201828582	List Price:	\$ 130,000
Type:	Residential Lot	Status:	Active
Prop Type:	Residential	Bedrooms:	2
Bathrooms:	1	Gar Y/N:	No
Gar Type:	None	Gar Stall:	0
Style:	Cabin	Waterfront:	Deeded Access
County:	Montmorency	Development:	Canada Creek Ranch

Lake/River Other:

Construction:	Full Log	Frontage:	Lake	Lake/River Name:	Lake Geneva
Tax ID	006-630-000-183-00	Lot Dim:	50 x 100	Above SqFt:	624
Total SqFt:	624	SqFt Source:	Agent Measure	School District:	Atlanta
Township/City/Village:	Montmorency	Subdivision or T/R:	T32N R2E	Ownership Status:	Owner
Realtor.com Type:	Residential-Single Family	Full Baths	1	Half Baths	0
Internet Access	Cable				

Public Remarks: Vintage log cabin in the woods with a fieldstone wood burning fireplace. The enclosed front porch offers views of Lake Geneva. The property is located in Canada Creek Ranch, a private hunting and fishing club. There are 13,500 acres with 5 lakes, 2 blue ribbon trout streams. www.canadacreek ranch.com

Directions: Ranch house Trail to Hilltop to East Hilltop

Showing Instructions: Lock Box

<p>Rooms: Living Room Size: 16.6 x 13.7; Living Room Level: 1st; Dining Room Size: combo; Dining Room Level: 1st; Kitchen Size: 9 x 10.5; Kitchen Level: 1st; Bedroom 1 Size: 9.6 x 10.6; Bedroom 1 Level: 1st; Bedroom 2 Size: 9.5 9.5; Bedroom 2 Level: 1st; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 5 x 7</p> <p>Other Rooms: Sun Room</p> <p>Interior Features: Fireplace; Hardwood Floors; Vaulted Ceilings</p> <p>Appliances & Equipmt: Ceiling Fan; Curtain Rods; Drapes; Microwave; Refrigerator; Range/Oven; Water Heater: Gas</p>	<p>Foundation: Basement</p> <p>Basement Specifics: Partial; Walkout; Basement Size: 24 x 11</p> <p>Schools: Elementary School: Atlanta; High School: Atlanta</p> <p>Taxes and Possession: Homestead: No; Possession: immediate; Association Dues: Yes; Association Fee: 1021.20; Association Fee Frequency: Annually</p> <p>Heating/Air: Forced Air; Natural Gas; Wood</p> <p>Laundry: None</p> <p>Water: Well</p> <p>Sewer: Septic</p> <p>Age: 31+ Years Approx</p> <p>Exterior: Full Log</p> <p>Exterior Features: Hunting Prop; Natural; Patio/Porch</p> <p>Road: Dirt; Maintained</p> <p>Terms: Cash; Conventional Mortgage</p> <p>Sign: Sign: Yes</p> <p>Documents/Disclosure: Property Disclosure</p>
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Ownership Status:	Owner	BA:	3	SA:	3
TC:	3				