

Address: 15709 Pleasant Valley Road , Atlanta , MI ; 49709



**MLS#:** 201834352 **List Price:** \$ 210,000  
**Type:** Residential Acreage **Status:** Active  
**Prop Type:** Residential **Bedrooms:** 2  
**Bathrooms:** 1 **Gar Y/N:** Yes  
**Gar Type:** Detached/UN **Gar Stall:** 2  
**Gar Size:** 24X24 **Style:** Cottage  
**Waterfront:** No **County:** Montmorency

**Lake/River Other:**

<b>Construction:</b>	Frame	<b>Frontage:</b>	None	<b>Tax ID</b>	002-009-000-080-00
<b>#Acres:</b>	10.00	<b>Lot Dim:</b>	10 acres	<b>Lot Size:</b>	435,600.00
<b>Above SqFt:</b>	960	<b>Total SqFt:</b>	1920	<b>SqFt Source:</b>	County Records
<b>School District:</b>	Atlanta	<b>Township/City/Village:</b>	Avery	<b>Subdivision or T/R:</b>	T30N R4E
<b>Ownership Status:</b>	Owner	<b>Realtor.com Type:</b>	Residential-Single Family	<b>Full Baths</b>	1
<b>Half Baths</b>	0	<b>Internet Access</b>	Cable		

**Public Remarks:** Adorable 2 bedroom 1 bath home on wooded 10 acre parcel. Between Atlanta, the Elk Capitol of Michigan as well as Hillman MI. This home offers an updated 576 sq ft wrap around deck to enjoy your beautiful front yard. Amazing updated kitchen with all new hickory cabinets, new counter tops and backsplash, appliances, tile flooring in kitchen. Beautiful hardwood floors in updated family room. Bathroom updated, and two nice sized bedrooms. This home also comes with a 2car garage up front, as well as a 24X24 Pole Barn behind the house. Plus a Sap Shack and an additional shed. The 10 acres is about 80-90% wooded and would be good hunting area. Basement has laundry room, canning/storage room, plus plenty of room for storage or finish out to you choosing. Many Lakes and ORV trails, nearby.

**Directions:** M-32 E of Atlanta, turn left on Haas Rd to Pleasant Valley Rd. Turn left and follow to home on the left. Sign in yard

**Showing Instructions:** Appointment Only; Showingtime

<b>Rooms:</b>	Living Room Size: 13.8 X 14; Living Room Level: 1st; Dining Room Size: 9X7; Dining Room Level: 1st; Kitchen Size: 13 X 9; Kitchen Level: 1st; Bedroom 1 Size: 10 X 16; Bedroom 1 Level: 1st; Bedroom 2 Size: 10 X 15; Bedroom 2 Level: 1st; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 8X8; Room Description 1: Kitchen/Dining Combo; Room 1 Size: 10 X 19.6; Room 1 Level: 1st	<b>Foundation:</b>	Basement
<b>Interior Features:</b>	Hardwood Floors; Tile Floor; 1st Flr Master Bdrm	<b>Basement Specifics:</b>	Full; Basement Size: 960 sq ft
<b>Appliances</b>	Curtain Rods; Dishwasher; Dryer; Freezer; Garage Door Opener;	<b>Schools:</b>	Elementary School: Atlanta; High School: Atlanta
<b>&amp; Equipmt:</b>	Microwave; Refrigerator; Range/Oven; Washer	<b>Taxes and Possession:</b>	Taxes: 1085.00; Tax Year: 2024; Homestead: Yes; Possession: negotiable; Association Dues: No
		<b>Heating/Air:</b>	Central Air; Forced Air; Propane
		<b>Laundry:</b>	Basement
		<b>Water:</b>	Well; Size: 4in
		<b>Sewer:</b>	Septic
		<b>Age:</b>	31+ Years Approx
		<b>Exterior:</b>	Wood
		<b>Exterior Features:</b>	Automatic Generator; Cable TV; Deck; Hunting Prop; Natural; Patio/Porch; Pole Building; Shed
		<b>Road:</b>	Gravel; Maintained
		<b>Terms:</b>	Cash; Conventional Mortgage
		<b>Documents/Disclosure:</b>	Property Disclosure; Survey

**Ownership Status:** Owner

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