

Address: 11706 Pettenger Road , Atlanta , MI ; 49709



**MLS#:** 201834433 **List Price:** \$ 155,000  
**Type:** Residential **Status:** Active  
Lot  
**Prop Type:** Residential **Bedrooms:** 3  
**Bathrooms:** 1 **Gar Y/N:** Yes  
**Gar Type:** Attached/UN **Gar Stall:** 1.5  
**Gar Size:** 320 Sq Ft **Style:** Ranch  
**Waterfront:** No **County:** Montmorency

**Lake/River Other:**

<b>Construction:</b>	Frame	<b>Frontage:</b>	None	<b>Tax ID</b>	003-641-000-005-00
<b>#Acres:</b>	1.50	<b>Lot Dim:</b>	.75 acre	<b>Lot Size:</b>	65,340.00
<b>Yr Built:</b>	1960	<b>Above SqFt:</b>	940	<b>Total SqFt:</b>	940
<b>SqFt Source:</b>	County Records	<b>School District:</b>	Atlanta	<b>Township/City/Village:</b>	Briley
<b>Subdivision or T/R:</b>	Hay Meadow Park	<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>	DSL

**Public Remarks:** This home was remodeled in 2017 with new vinyl siding, metal roof, laminate floors plus much more. Plus a large 3/4 acre lot to enjoy. New roof, new windows, new doors in 2017. Make this your new up-north home, or getaway, or even a rental property. It is close to many beautiful lakes, and ORV trails, plus state land for hunting. 3BR 1 BA home has newer furnace, water heater and all appliances are included. This large yard offers a firepit in the back yard for enjoying quiet evenings, plus it is right down the block from trails to explore. This home is close to town, restaurants and stores. Living in Atlanta, the Elk Capitol of Michigan is pleasure. Offering great hunting, fishing and kayaking on Thunder Bay River. Crooked Lake and Clear Lake offer beaches and watersports.

**Directions:** Atlanta From light in town, head north 3 blocks on M-33, turn right on Pettenger Rd to the house on the left.

**Showing Instructions:** Showingtime

<b>Rooms:</b>	Living Room Size: 14X14; Living Room Level: 1st; Dining Room Size: combo; Dining Room Level: 1st; Kitchen Size: 10X16; Kitchen Level: 1st; Bedroom 1 Size: 10X12; Bedroom 1 Level: 1st; Bedroom 2 Size: 8X11; Bedroom 2 Level: 1st; Bedroom 3 Size: 13X9; Bedroom 3 Level: 1st; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 11X5.6; Utility Room Size: 10X10; Utility Room Level: 1st	<b>Foundation:</b>	Crawl
<b>Interior Features:</b>	Wood Laminate	<b>Schools:</b>	Elementary School: Atlanta; High School: Atlanta
<b>Appliances &amp; Equipmt:</b>	Curtain Rods; Dishwasher; Dryer; Microwave; Refrigerator; Range/Oven; Washer	<b>Taxes and Possession:</b>	Taxes: 410.50; Tax Year: 2024; Possession: at closing; Association Dues: No
		<b>Heating/Air:</b>	Central Air; Forced Air; Natural Gas
		<b>Laundry:</b>	Main Level
		<b>Water:</b>	Municipal
		<b>Sewer:</b>	Septic
		<b>Age:</b>	31+ Years Approx
		<b>Exterior:</b>	Vinyl
		<b>Exterior Features:</b>	Fence; Landscaped; Paved Driveways
		<b>Road:</b>	Paved; Maintained
		<b>Terms:</b>	Cash; Conventional Mortgage
		<b>Sign:</b>	Sign: Yes
		<b>Documents/Disclosure:</b>	Property Disclosure

**Ownership Status:** Owner

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