

Address: 23858 Owl Trail , Atlanta , MI ; 49709



MLS#:	201837300	List Price:	\$ 221,000
Type:	Residential Lot	Status:	Active
Prop Type:	Residential	Bedrooms:	3
Bathrooms:	1	Gar Y/N:	Yes
Gar Type:	Detached/UN	Gar Stall:	2
Style:	1+ Story	Waterfront:	Deeded Access
County:	Montmorency		

Lake/River Other:

Construction:	Frame	Frontage:	Lake	Lake/River Name:	Lake Geneva
Tax ID	006-630-000-588-00	Lot Dim:	150 x 100	Above SqFt:	1008
Total SqFt:	1008	SqFt Source:	County Records	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	Fiber Optic				

Public Remarks: Charming Half-Log Home on Canada Creek Ranch This 2-bedroom cabin with a loft offers the perfect combination of rustic charm and modern comfort. Inside, you'll find warm tongue-and-groove finishes, exposed log beams, and a cozy wood stove for those crisp northern evenings. The covered front porch provides a welcoming spot to relax and take in the peaceful surroundings. A spacious 2-car garage ensures plenty of storage for vehicles, tools, or recreational gear. Whether used as a getaway retreat or year-round residence, this property delivers the authentic cabin feel in one of Northern Michigan's most desirable private ranch communities.

Directions: MAIN ENTRANCE TO HUNTER TRAIL TO HILLTOP TO OWL TRAIL

Legal: LOT 588 & 589 REX PARK

Showing Instructions: Showingtime

Rooms:	Living Room Size: 11X13; Living Room Level: 1st; Dining Room Size: COMBO; Dining Room Level: 1st; Kitchen Size: 9 X 8; Kitchen Level: 1st; Bedroom 1 Size: 12'7" X 12'7"; Bedroom 1 Level: 1st; Bedroom 2 Size: 9 X 10; Bedroom 2 Level: 1st; Bedroom 3 Size: 13.6 X 13; Bedroom 3 Level: Upper; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 5 X 8	Foundation:	Crawl
Interior Features:	Vaulted Ceilings; Wood Stove; 1st Flr Master Bdrm; Stacked Washer/Dryer	Schools:	Elementary School: Atlanta; High School: Atlanta
Appliances & Equipmt:	Blinds; Ceiling Fan; Curtain Rods; Dryer; Garage Door Opener; Microwave; Refrigerator; Range/Oven; Washer	Taxes and Possession:	Taxes: 1837; Tax Year: 2024; Homestead: No; Possession: IMMEDIATE; Association Dues: Yes; Association Fee: 1300 +/-; Association Fee Frequency: Annually
		Heating/Air:	Forced Air; Natural Gas; Wood
		Laundry:	Kitchen
		Water:	Well
		Sewer:	Septic
		Age:	21-30 Years Approx.
		Exterior:	Half Log
		Exterior Features:	Hunting Prop; Shed
		Road:	Maintained; Private

Terms:	Cash; Conventional Mortgage; FHA; USDA/RD; VA
Sign:	Sign: Yes
Documents/Disclosure:	Property Disclosure

Ownership Status:	Owner
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