

Address: 22383 Shelton Trail , Atlanta , MI ; 49709



MLS#: 201837813 **List Price:** \$ 79,000
Type: Residential **Status:** Active
Lot
Prop Type: Residential **Bedrooms:** 1
Bathrooms: 1 **Gar Y/N:** Yes
Gar Type: Detached/UN **Gar Stall:** 1
Style: Cabin **Waterfront:** Deeded
Access
County: Montmorency

Lake/River Other: Canada Creek Ranch Lakes

Amt of Frontage: DEEDED ACCESS
Construction: Frame **Frontage:** None
Lake/River Name: Lake Geneva **Tax ID:** 006-650-000-038. 39 & 40 - 00 **Lot Dim:** 150 x 100
Lot Size: 150,100.00 **Above SqFt:** 605 **Total SqFt:** 605
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 **Development Website:** WWW.CANADACREEKRANCH.COM

Public Remarks: Charming one-bedroom cabin on three lots in Canada Creek Ranch, a private hunting and fishing club. Remodeling has been started with newer vinyl windows, a new front door, and nice flooring already in place. The bedroom and bathroom are drywalled and mudded, with an updated bath. The kitchen and living area need finishing, and some materials including insulation and drywall are on site. A small detached garage offers storage. Great opportunity to finish your own Northern Michigan getaway within this sought-after recreational community.

Directions: M32 TO S ENTRANCE TO PETE TRAIL TO SHELTON TRAILS

Legal: T32N R2E SEC 8 & 17 LOTS 38, 39 & 40

Showing Instructions: Lock Box; Showingtime

<p>Rooms: Living Room Size: 9 X 14; Living Room Level: 1st; Dining Room Size: combo; Dining Room Level: 1st; Kitchen Size: 16'4" X 13'11"; Kitchen Level: 1st; Bedroom 1 Size: 11'1" X 10; Bedroom 1 Level: 1st; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 6'3" X 7'10"; Utility Room Size: 5'1" X 11' X 3"</p> <p>Interior Features: Vaulted Ceilings; 1st Flr Master Bdrm</p> <p>Appliances & Equipmt: Dryer; Microwave; Refrigerator; Range/Oven; Washer; Water Heater: Electric</p>	<p>Foundation: Crawl Basement Specifics: None Schools: Elementary School: Atlanta; High School: Atlanta Taxes and Possession: Taxes: 518.19; Tax Year: 2024; Homestead: No; Special Assessments: No; Possession: IMMEDIATE; Association Dues: Yes; Association Fee: 1200.00 +/-; Association Fee Frequency: Annually Heating/Air: Baseboard; Electric Laundry: None Water: Well Sewer: Septic Age: 31+ Years Approx Exterior: Wood Exterior Features: Fixer-Upper; Hunting Camp; Hunting Prop; Natural Road: Dirt; Maintained Terms: Cash Sign: Sign: Yes Documents/Disclosure: Property Disclosure</p>
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