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2456 S County Road 489, Lewiston, MI 49756

This listing is Active Listed for \$330,000 MLS # 201840372

Property Address: 2456 S County Road 489, Lewiston, MI 49756 **MICHIGAN**

Property Conditions, Improvements & Additional Information:

- Basement/crawl space:** Has there been evidence of water? NO
If yes, explain: _____
- Insulation:** Describe, if known
Urea Formaldehyde Foam Insulation (UFFI) is installed? Unknown
If yes, date of last report/results _____
- Roof:** Leaks? NO
Approximate age if known: _____
- Well:** Type of well (depth/diameter, age, and repair history, if known) _____
Has the water been tested? _____
If yes, date of last report/results _____
- Septic Tanks/drain fields:** Condition, if known Good, drained 2025
- Heating System:** Type/Approximate age: Forced
- Plumbing System:** Type Copper Galvanized PVC PEX Other _____
Any known problems? _____
- Electrical System:** Any known problems? N/A
- History of infestation,** if any (termites, carpenter ants, etc) never
- Environmental Problems:** Are you aware of any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel, or chemical storage-tanks and contaminated soil on the property. Unknown YES NO

If yes, please explain: _____

- Flood Insurance:** Do you have flood insurance on the property? Unknown YES NO
- Mineral Rights:** Do you own the mineral rights? Unknown YES NO

Other Items: Are you aware of any of the following?

- Features of the property shared in common with the adjoining landowners, such as walls, fences, roads, and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? Unknown YES NO
- Any encroachments, easements, zoning violations or nonconforming uses? Unknown YES NO
- Any "common" areas (facilities like pools, tennis courts, walkways, or other areas co-owned with other homeowners) that has any authority over the property? Unknown YES NO
- Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? Unknown YES NO
- Settling, flooding, drainage, structural or grading problems? Unknown YES NO

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Seller's Initials AW Buyer's Initials _____
Audrey Witt