

Address: 14130 Pointe Road , Atlanta , MI ; 49709



MLS#:	319811	List Price:	\$ 65,000
Type:	Residential Water	Status:	Active
Prop Type:	Residential	Bedrooms:	1
Bathrooms:	1	Gar Y/N:	Yes
Gar Type:	Detached/UN	Gar Stall:	2
Gar Size:	20x24	Style:	Cabin
Waterfront:	Yes	County:	Montmorency
In City Limits:	No		

Lake/River Other:

Amt of Frontage:	35 feet	Construction:	Frame	Frontage:	All-Sport
Lake/River Name:	Rush Lake	Tax ID	006-490-000-016-03	#Acres:	0.23
Lot Dim:	.23 Acres	Yr Built:	1935	Above SqFt:	604
Total SqFt:	604	SqFt Source:	County Records	School District:	Atlanta
Township/City/Village:	Montmorency	Subdivision or T/R:	Rush Lake Park	Ownership Status:	Owner
Realtor.com Type:	Residential-Single Family	Full Baths	0	3/4 Baths	1
Half Baths	0				

Public Remarks: ALL-SPORT RUSH LAKE FRONTAGE! Beautiful slightly elevated view of Rush Lake from your front porch. 35 feet of frontage on this fantastic 224-acre natural lake located between Alpena and Gaylord and near Atlanta and Hillman. Enjoy your weekends in this 1 Bed, 1 Bath Cabin with a kitchen and dining area and a living room area that looks out over the lake. The 20x24 garage also has a loft area that could be finished off for additional sleeping area! Home is heated by fuel oil, but natural gas has been run up to the cabin and is ready for a meter. The perfect up-north get a way! Rush Lake is a great lake for fishing, leisure and fun. A 2015 survey by the MDNR showed fifteen species of fish, including Largemouth & Smallmouth Bass, Pike, Bluegill, Rock Bass, Yellow Perch & Pumpkinse

Directions: From the blinking light in downtown Atlanta: Drive North on M-33 for 6.8 miles. Turn Right onto County Road 624 for 3.8 miles. Turn Left onto Rush Lake Road for .8 miles. Turn Left onto Angling Pointe Road for .4 miles to arrive at sign on Right.

Showing Instructions: Appointment Only; Lock Box; Vacant; Showingtime

Rooms:	Living Room Size: 11x19; Living Room Level: 1st; Dining Room Size: Combo w/Kitchen; Dining Room Level: 1st; Kitchen Size: 11'6"x15'5"; Kitchen Level: 1st; Bedroom 1 Size: 7'5"x7'5"; Bedroom 1 Level: 1st; Bath 1 Type: 3/4; Bath 1 Level: 1st; Bath 1 Size: 5x6; Room Description 1: Entry; Room 1 Size: 4x6	Foundation:	Crawl
Interior Features:	Smoke Detector	Basement Specifics:	None
Appliances & Equipmt:	Blinds; Microwave; Refrigerator; Range/Oven	Schools:	Elementary School: Atlanta; High School: Atlanta
		Taxes and Possession:	Taxes: 1052.45; Tax Year: 2018; Homestead: No; Special Assessments: No; Possession: TBD; Association Dues: No
		Heating/Air:	Oil; Space Heater
		Laundry:	None
		Water:	Well
		Sewer:	Septic
		Age:	31+ Years Approx
		Exterior:	Shingles; Vinyl
		Exterior Features:	Deck
		Road:	Dirt; Maintained
		Terms:	Cash; Cash to New Mortgage
		Sign:	Sign: Yes
		Documents/Disclosure:	Property Disclosure

Ownership Status: Owner