

**Address:** 14130 Pointe Road , Atlanta , MI ; 49709



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

**Lake/River Other:**

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

<b>Rooms:</b>	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	<b>Foundation:</b>	Crawl
<b>Interior Features:</b>	Smoke Detector	<b>Basement Specifics:</b>	None
<b>Appliances</b>	Blinds; Microwave; Refrigerator; Range/Oven	<b>Schools:</b>	Elementary School: Atlanta; High School: Atlanta
<b>&amp; Equipmt:</b>		<b>Taxes and Possession:</b>	Taxes: 1052.45; Tax Year: 2018; Homestead: No; Special Assessments: No; Possession: TBD; Association Dues: No
		<b>Heating/Air:</b>	Oil; Space Heater
		<b>Laundry:</b>	None
		<b>Water:</b>	Well
		<b>Sewer:</b>	Septic
		<b>Age:</b>	31+ Years Approx
		<b>Exterior:</b>	Shingles; Vinyl
		<b>Exterior Features:</b>	Deck
		<b>Road:</b>	Dirt; Maintained
		<b>Terms:</b>	Cash; Cash to New Mortgage
		<b>Sign:</b>	Sign: Yes
		<b>Documents/Disclosure:</b>	Property Disclosure

**Ownership Status:**

Owner

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