

4058 HUNT Road, Elba Twp, Michigan 48446-2949

MLS#: **219006072**
P Type: **Land**
Status: **Active**

Area: **09121 - Elba Twp**
DOM: **N/452/452**

Short Sale: **No**
Trans Type: **Sale**
ERTS/FS

LP: **\$325,000**
OLP: **\$325,000**



Location Information

County: **Lapeer**
Township: **Elba Twp**
Mailing City: **Lapeer**
Side of Str:
School District: **Lapeer**
Location: **S of Golf / W of Hunt**

Lot Information

Acreage: **0.83**
List \$/Acre: **\$391,566.27**
Min Lots/Acre:
Lot Dim: **110.00X340.00**
Road Front Feet:
Zoning: **Residential**

Contact Information

Name: **DAVID NASH**
Phone: **810-614-8614**

Waterfront Information

Water Name: **Lake Nepessing**
Water Facilities: **Lake Front**
Water Features: **All Sports Lake, Dock Facilities**
WaterFront Feet: **240**

Land Contract Information

Land DWP:
Land Int Rate: **%**
Land Payment:
Land Terms:



Additional Information

Internet Avail:
Mineral Rights:
Sqft Min Lot:
Survey: **Yes**
Irrigation:
Perk:

[Click to show all Open Houses](#)

Listing Information

Listing Date: **01/17/19** Off Mkt Date:
Restrictions: ABO Date: Pending Date: **REALCOMP**
Directions: **Follow Golf Rd. south to end or follow Hunt Rd. west to end** Contingency Date:
Terms Offered: **Cash, Conventional** Protect Period: **180** Exclusions: BMK Date:
Short Sale: **No** Originating MLS#: **219006072**
Features: Possession: **At Close**

Site Desc: **Water View, Vacation Home** Road Frontage: **Paved**
Water Source: **Well-Existing** Sewer: **Sewer at Street**
Legal/Tax/Financial

Property ID: **00801403600** Restrictions: Ownership: **Private - Owned**
Tax Summer: **\$906** Tax Winter: **\$8,938** Oth/Spec Assmnt: **0**
SEV: **93,100.00** Taxable Value: **\$93,100.00** Existing Lease:
Assoc Fee Freq: Association Phone/Email: **davenash@envyhomes.com**
Legal Desc: **08 29 400 000 00 SEC 14 T7N R9E COM 227.1 FT S & S 72 DEG 49' E 472 FT FROM W 1/4 POST TH S 58 DEG 02' W 12 FT S 78 DEG 59' W 118.93 FT S 55 DEG 28' W 149.05 FT S 51 DEG 21' E 181.55 FT N 58 DEG 23' E 233.33 FT N 24 DEG 32' E 46.10FT N 58 DEG 14' W 131.60 FT S 8 DEG 02' W 47 FT TO BEG**
Subdivision: **HUNT PARK**

Agent/Office Information

Sub Ag Comp: **Yes** Buyer Agency: **Yes** Trans Coordinate: **Yes** Comp Arrange:
Sale Ag Comp: **3** Buy Ag Comp: **3** Trans Crd Comp: **3** List Office Ph: **(810) 476-4422**
List Office: **Grander Realty LLC** List Agent Ph: **(810) 476-4422**
List Agent: **DAVID NASH**

Remarks

Public Remarks: **Currently zoned R1, this is the perfect place for your lakeside home with 280 feet of frontage on all-sports Lake Nepessing! Land includes a private boat launch, dock, well, and the sewer tap-in fees have already been paid. This parcel is secluded at the end of Hunt and Golf Roads to offer privacy whether you build your permanent home here, or just come up for a vacation. Lapeer Schools.**

REALTOR® Remarks: **Listing price does not include demolition fees of the current restaurant or any other outbuildings on site.**