

4547 ROCHESTER Road, Dryden Twp 48428

MLS#: **219014609**
 P Type: **Residential**
 Status: **Active**

Area: **09181 - Dryden Twp**
 DOM: **N/418/418**

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

LP: **\$324,900**
 OLP: **\$324,900**



Location Information

County: **Lapeer**
 Township: **Dryden Twp**
 Mailing City: **Dryden**
 Side of Str:
 School Dist: **Dryden**
 Location: **S of Crawford Rd. / E of Rochester**
 Directions: **Rochester to Crawford, East on Crawford**

Parking

Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim:
 Grg Feat: **Attached**

Lot Information

Acreage: **3**
 Lot Dim: **295x443x295x443**
 Rd Front Ft: **295**

Square Footage

Sqft Source: **Other**
 Est Fin Abv Gr: **1,713**
 Est Fin Lower:
 Est Tot Lower: **1,800**
 Est Tot Fin: **1,713**
 Price/SqFt: **\$189.67**

Layout

Beds: **3**
 Baths: **2.1**
 Rooms: **6**
 Arch Sty: **Ranch**
 Arch Lvl: **1 Story**
 Site Desc:

Contact Information

Name: **DAVID NASH**
 Phone: **810-476-4422**

Waterfront Information

Wtrfnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: **2019**
 Year Remod:

Listing Information

Listing Date: **02/20/2019**
 Land DWP:
 Protect Period: **90**
 Terms Offered: **Cash, Conventional**

List Type/Level Of Service: **Exclusive Right to Sell/ Full Service**
 Land Int Rate: **%**
 Restrictions:

Land Payment:
 Exclusions:
 MLS Source: **REALCOMP**
 Land Cntrt Term:
 Possession: **At Close**
 Originating MLS#: **219014609**



Features

Foundation: **Basement**
 Basement: **Unfinished, Walkout Access**
 Exterior: **Stone, Vinyl**
 Fireplc Fuel: **Gas**
 Roof Material: **Asphalt**
 Heat & Fuel: **LP Gas/Propane, Hot Water**
 Wtr Htr Fuel: **LP Gas/Propane**
 Water Source: **Well-Existing**

Fndtn Material: **Poured**
 Cnstrct Feat:
 Fireplace Loc: **Great Room**
 Cooling: **Central Air**
 Road: **Paved**
 Sewer: **Septic-Existing**

Room Information

| Room | Level | Dimen | Flooring | Room | Level | Dimen | Flooring |
|---------------|-------------|---------|----------|----------------|-------------|---------|----------|
| Bath - Full | First/Entry | 6 x 8 | Ceramic | Bath - Lav | First/Entry | 6 x 5 | Ceramic |
| Bath - Master | First/Entry | 11 x 7 | Ceramic | Bedroom | First/Entry | 10 x 11 | Carpet |
| Bedroom | First/Entry | 12 x 13 | Carpet | Bedroom - Mstr | First/Entry | 13 x 15 | Carpet |
| Dining Room | First/Entry | 12 x 9 | Laminate | Kitchen | First/Entry | 10 x 8 | Laminate |
| Living Room | First/Entry | 18 x 18 | Carpet | | | | |

Legal/Tax/Financial

Property ID: **00702301921**
 Tax Summer: **\$194**
 SEV: **20,200.00**
 Legal Desc: **T6N R11E SEC 23 PT OF NW 1/4 OF SEC COMM FROM NW CORN; TH CONT S 0 DEG 00'09" E 400 FT TO POB; TH S 89 DEG 58'27" E 442.38 FT; TH S 0 DEG 07'35" E 295 FT; TH N 89 DEG 58'27" W 443.02 FT; TH N 0 DEG 00'09" W 295 FT TO POB. 3 AC**
 Ownership: **Private - Owned**
 Tax Winter: **\$612**
 Taxable Value: **19,705.00**
 Homestead: **No**
 Existing Lease:
 Home Warranty: **Yes**
 Oth/Sp Asmnt: **0**

Agent/Office Information

Sub Agency: **Yes**
 Sub Ag Comp: **2.5**
 List Office: **Grander Realty LLC**
 List Agent: **DAVID NASH**
 Access: **Appointment/LockBox**
 Buyer Agency: **Yes**
 Buy Ag Comp: **2.5**
 Trans Coord: **Yes**
 TC Comp: **2.5**
 Comp Arrange:
 List Office Ph: **(810) 476-4422**
 List Agent Ph: **(810) 476-4422**
 LB Location:
 Remarks:

Public Remarks: **Build to Suit! Now's the time to build the home of your dreams! This 3-bedroom, 2-1/2 bath ranch home is perfect for your growing family! This home is nestled on a paved road on the corner of Rochester Rd. and Crawford Rd. The kitchen has granite counters and bathrooms boast ceramic floors. Cozy fireplace included in the living room for those cold Michigan winters! Twenty feet of walkout wall in the full unfinished walkout basement with 9-foot ceilings has tons of potential and is awaiting your finishing touches! The home has Energy Star-certified Jeldwen windows, lifetime warranty Kraftmaid cabinets, and a 12-month builder's warranty. There is no time like now to build the custom house you have always wanted! Call today to schedule your consultation!**

REALTOR® Remarks: **BAVTAI. Please contact Dave Nash at 810-614-8614 to set up a building consultation for your buyer.**