

4744 CRAWFORD RD Road, Dryden Twp 48428

MLS#: **219124763**
 P Type: **Residential**
 Status: **Active**

Area: **09181 - Dryden Twp**
 DOM: **N/108/108**

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

LP: **\$338,900**
 OLP: **\$338,900**



Location Information

County: **Lapeer**
 Township: **Dryden Twp**
 Mailing City: **Dryden**
 Side of Str: **S**
 School Dist: **Dryden**
 Location: **S of Crawford / W of Rochester**
 Directions: **Rochester North to Crawford Rd., turn left on Crawford. Property is on south side between Rochester and Havens.**

Parking

Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim:
 Grg Feat: **Attached, Door Opener**

Lot Information

Acreage: **3.02**
 Lot Dim: **400x330x400x330**
 Rd Front Ft: **400**

Square Footage

Sqft Source: **Plans**
 Est Fin Abv Gr: **1,703**
 Est Fin Lower:
 Est Tot Lower: **1,703**
 Est Tot Fin: **1,703**
 Price/SqFt: **\$199**

Layout

Beds: **3**
 Baths: **2.1**
 Rooms: **7**
 Arch Sty: **Ranch**
 Arch Lvl: **1 Story**
 Site Desc: **Easement**

Contact Information

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

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feat:

General Information

Year Built: **2020**
 Year Remod:

Listing Information

Listing Date: **12/27/2019**
 Land DWP:
 Protect Period: **30**
 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#: **219124763**



Features

Pets Allowed:
 Foundation: **Basement**
 Foundation Feat: **Sump Pump**
 Basement: **Walkout Access**
 Exterior: **Vinyl**
 Roof Material: **Asphalt**
 Interior Feat: **Egress Window(s), Humidifier, Programmable Thermostat**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Well-Existing**

Entry Location: **Ground Level**
 Fndtn Material: **Poured**

Cnstrct Feat: **New Construction**

Cooling:
 Road: **Gravel**
 Sewer: **Septic-Existing**

Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Full	First/Entry	5 x 8	Ceramic	Bath - Lav	First/Entry	6 x 5	Ceramic
Bath - Master	First/Entry	10 x 9	Ceramic	Bedroom	First/Entry	11 x 12	Carpet
Bedroom	First/Entry	11 x 12	Carpet	Bedroom - Mstr	First/Entry	15 x 14	Carpet
Dining Room	First/Entry	11 x 10	Laminate	Kitchen	First/Entry	14 x 10	Laminate
Laundry Area/Room	First/Entry	6 x 7	Ceramic	Living Room	First/Entry	17 x 14	Laminate

Legal/Tax/Financial

Property ID: **00702200130**
 Tax Summer: **\$277**
 SEV: **28,400.00**

Tax Winter: **\$877**
 Taxable Value: **28,228.00**

Ownership: **Private - Owned**
 Homestead: **No**
 Existing Lease: **No**

Home Warranty: **Yes**
 Oth/Sp Asmnt: **0**

Legal Desc: **T6N R11E SEC 22, COMM AT N 1/4 CORN AND POB; TH CONE S 89 DEG 12'58" E 400 FT; TH S 0 DEG 32'49" W 330 FT; TH N 89 DEG 12'54" W 398.78 FT; TH N 0 DEG 20'09" E 330 FT TO POB. 3.02 AC. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES.**

Agent/Office Information

Sub Agency: **Yes**
 Sub Ag Comp: **2.5**
 List Office: **Grander Realty LLC**
 List Agent: **DAVID NASH**
 Access: **Appointment**

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 Description:
 LB Location:
 Remarks:

Public Remarks: **Built to suit! Welcome to quiet, country living with easy access to Rochester Rd., M-53, and M-24! This 3-bedroom, 2-1/2 bath ranch offers natural gas, first floor laundry with two access points, full ceramic tile master shower, soaker tub, walk-in master closet, all granite countertops with a large kitchen island, laminate flooring, Kraftmaid limited lifetime warranty cabinets, tray ceilings in master bedroom and living room, and a large, open floor plan with approximately 35 feet of walkout in the basement. House is situated on rolling, partially wooded 3 acres. Choose your own interior and exterior finishes! Dryden Schools.**

REALTOR® Remarks: **Built to suit! Welcome to quiet, country living with easy access to Rochester Rd., M-53, and M-24! This 3-bedroom, 2-1/2 bath ranch offers natural gas, first floor laundry with two access points, full ceramic tile master shower, soaker tub, walk-in master closet, all granite countertops with a large kitchen island, laminate flooring, Kraftmaid limited lifetime warranty cabinets, tray ceilings in master bedroom and living room, and a large, open floor plan with approximately 20 feet of walkout in the basement. House is situated on rolling, partially wooded 3 acres. Dryden Schools. Choose your own interior and exterior finishes! BATVAI.**