

7080 DRYDEN Road, Almont Twp, Michigan 48003

MLS#: **219006451**
 P Type: **Land**
 Status: **Active**

Area: **09191 - Almont Twp**
 DOM: **Y/990/990**

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

LP: **\$60,000**
 OLP: **\$60,000**

Location Information

County: **Lapeer**
 Township: **Almont Twp**
 Mailing City: **Almont**
 Side of Str: **S**
 School District: **Almont**
 Location: **S of Dryden / W of Van Dyke**

Waterfront Information

Water Name:
 Water Facilities:
 Water Features:
 WaterFront Feet:

Lot Information

Acreage: **2.05**
 List \$/Acre: **\$29,268.29**
 Min Lots/Acre:
 Lot Dim: **165X541X165X541**
 Road Front Feet: **165**
 Zoning: **Residential**

Land Contract Information

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

Contact Information

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

Additional Information

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

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Listing Information

Listing Date: **01/18/19** Off Mkt Date: Pending Date: **REALCOMP**
 ABO Date: Contingency Date: **BMK Date:**
 Restrictions: Protect Period: **180** Exclusions: **219006451**
 Directions: **Van Dyke North to Dryden Rd., go West on Dryden, parcel is on south side of road East of Shoemaker** Originating MLS#
 Terms Offered: **Cash, Conventional** Short Sale: **No** Possession: **At Close**
 Features

Improvements: **Culvert** Sewer: **Septic-Needed**
 Water Source: **Well-Needed** Legal/Tax/Financial

Property ID: **00101601417** Restrictions: Ownership: **Private - Owned**
 Tax Sumner: **\$253** Tax Winter: **\$971** Oth/Spec Assmnt: **0**
 SEV: **26,000.00** Taxable Value: **\$26,000.00** Existing Lease:
 Assc Fee Freq: Association Phone/Email: **davenash@envyhomes.com**
 Legal Desc: **SEC 16 T6N R12E PART OF W 1/2 OF NW 1/4, FROM NW COR OF SEC N 88-59-21 E 997.88 FT TO POB; TH N 89-59-21 E 165.0 FT; TH S 01-25-41 W 541.26 FT; TH S 88-59-21 W 165.0 FT; TH N 01-25-28 E 541.26 TO POB. PARCEL 7 2.05 ACRES SPLIT/COMBINED ON 08/25/2015 FROM 001-016-014-00;**

Agent/Office Information

Sub Ag Comp: **Yes** Buyer Agency: **Yes** Trans Coordinate: **Yes**
 Sale Ag Comp: **2.5** Buy Ag Comp: **2.5** Trans Crd Comp: **2.5** Comp Arrange:
 List Office: **Grander Realty LLC** List Office Ph: **(810) 476-4422**
 List Agent: **DAVID NASH** List Agent Ph: **(810) 476-4422**

Remarks

Public Remarks: **Nestled on the corner of Dryden and Shoemaker Rds. this parcel is ideal to build the home of your dreams! This is a great location with quick access to M-53 for ease of commute and shopping. Natural gas and high-speed Internet available. Almont Community Schools.**

REALTOR® **BAVTAI. Property can be sold as a new build as well. Please contact Dave Nash at 810-614-8614 to set up a building consultation with your buyer.**