

7060 Dryden Road, Almont Twp 48003-7931

MLS#: **2200005146**
 P Type: **Residential**
 Status: **Active**

Area: **09191 - Almont Twp**
 DOM: **N/84/84**

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

LP: **\$318,000**
 OLP: **\$318,900**



Location Information

County: **Lapeer**
 Township: **Almont Twp**
 Mailing City: **Almont**
 Side of Str:
 School Dist: **Almont**
 Location: **S of Dryden Rd. / W of M-53**
 Directions: **M-53 north to Dryden, turn left, home is on south side of Dryden Rd. before Shoemaker**

Parking

Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim: **24x24**
 Grg Feat: **Attached**

Lot Information

Acreage: **2.05**
 Lot Dim: **165X541X165X541**
 Rd Front Ft: **165**

Square Footage

Sqft Source: **Builder**
 Est Fin Abv Gr: **1,800**
 Est Fin Lower:
 Est Tot Lower: **1,800**
 Est Tot Fin: **1,800**
 Price/SqFt: **\$176.67**

Layout

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

Contact Information

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

Waterfront Information

Wtrfrnt Name:
 Water Facilities:
 Water Features:
 Water Frt Feet:

General Information

Year Built: **2019**
 Year Remod:

Recent CH: **04/10/2020 : DOWN : \$318,900->\$318,000**

Listing Information

Listing Date: **01/20/2020**
 Land DWP:
 Protect Period: **30**
 Terms Offered: **Cash, Conventional**

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

Land Cntrt Term:
 Possession: **At Close**
 Originating MLS#: **2200005146**



Features

Pets Allowed:
 Foundation: **Basement**
 Foundation Feat: **Sump Pump**
 Basement: **Unfinished**
 Exterior: **Stone, Vinyl**
 Fireplc Fuel: **Gas**
 Porch Type: **Porch - Covered**
 Roof Material: **Asphalt**
 Interior Feat: **Cable Available, High Spd Internet Avail**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Well-Existing**

Entry Location: **Ground Level**
 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	8 x 5	Ceramic	Bath - Lav	First/Entry	3 x 7	Ceramic
Bath - Master	First/Entry	9 x 8	Ceramic	Bedroom	First/Entry	11 x 11	Carpet
Bedroom	First/Entry	11 x 10	Carpet	Bedroom - Mstr	First/Entry	15 x 13	Carpet
Dining Room	First/Entry	13 x 9	Laminate	Great Room	First/Entry	13 x 15	Laminate
Kitchen	First/Entry	13 x 9	Laminate	Laundry Area/Room	First/Entry	7 x 7	Ceramic

Legal/Tax/Financial

Property ID: **00101601415**
 Tax Summer: **\$913**
 SEV: **93,900.00**
 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 667.88 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 5 2.05 ACRES SPLIT/COMBINED ON 08/25/2015 FROM 001-016-014-00;**
 Ownership: **Private - Owned**
 Tax Winter: **\$3,617**
 Taxable Value: **93,900.00**
 Homestead: **No**
 Existing Lease: **No**
 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: **Front Door**

Remarks

Public Remarks: **This 3-bedroom, 2-1/2 bath home is perfect for your growing family! This home is located on a paved road close to M-53, I-69, and Rochester Rd. for easy commute to work and school. Granite countertops throughout with laminate flooring in the great room, kitchen, and dining room. All bathrooms and laundry room have ceramic tile flooring. Kraftmaid limited lifetime warranty cabinets in kitchen and bathrooms with slow close drawers and doors. The full, unfinished basement with 9-foot ceilings has tons of potential and is awaiting your finishing touches. Windows are Jeldwen Energy Star and the home is Energy Star compliant with an 18-month builder's warranty. Immediate occupancy. Natural gas and high-speed Internet available. Almont Schools.**

REALTOR® **BAVTAL**
 Remarks: