CLIENT VIEW - DYNAMIC



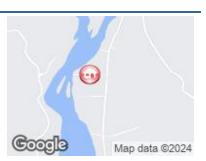
MLS# 50147616

Address 2722 S Whitney Beach Road

Area (Municipality) Billings Twp (26003)

Mail City Beaverton Gladwin County State MI

48612-8225 Zip Class RESIDENTIAL Type Single Family Sale/Rent For Sale Status Active **Asking Price** \$95,000























PUBLIC REMARKS

Public Remarks Your peaceful up north retreat is here! Could also be your cozy year round home! This cute 2 bedroom cottage sits on a serene, tranquil lot with a beautiful view. Very peaceful spot with a nice amount of space. Relax and unwind in the sun room that has walls of windows overlooking your yard. Plenty of space in this 2 bedroom one bath open floor plan. Come and enjoy all the seasons with 100's of acres of state land just a stone's throw away. Spend time on the ORV trails, hunting and fishing. This cottage has river access.

BUILDING. PROPERTY & LOCATION

Year Built	0	New Construction Y/N	No
Above Grade SqFt	856	Total SqFt Finished	856
Bedrooms	2	Bathrooms Full	1
Bathrooms Half	0	Bathrooms Total	1
Fireplace Y/N	No	Basement Y/N	No
Below Grade SqFt	0	Below Grade SqFt Finished	0
Structure Style	1 Story	Garage # of Car	1.50
Site Condo Y/N	No	Manufactured Y/N	No
Waterfront Y/N	No	Frontage	60
_ , _	Б		001/4

60X466X60X462 **Frontage Type** Road Lot Size 0.65 **Cross Street 1** Acreage East Highwood **Cross Street 2 Directions** Jones

M-61 East to M-30 South to East Highwood

Rd. to S. Whitney Beach Rd. about 1.5 miles

on the Right.

Subdivision Suprvrs Whitney Beach 2 Municipality Billings Twp

Property ID School District Beaverton Rural Schools 030-246-000-121-00

FEATURES

EXTERIOR CONSTRUCTION	HEAT/FUEL TYPE	FINANCIAL TERMS	SOURCE OF SQ FT
Wood	Electric	Cash	Assessors Data
FOUNDATION TYPE	HEATING SYSTEM	Conventional	ARCHITECTURE STYLE

Crawl **GARAGE TYPE Direct Access**

Wall Heat

SEWER/SEPTIC Septic Mound Septic

Cottage WATER Private Well

ROOMS & DIMENSIONS

Bedroom 1 Level	Main	Bedroom 2 Level	Main
Bathroom 1 Level	Main	Living Room Level	Main
Kitchen Level	Main	Sun/FLA Room Level	Main
Living Room Length	14	Living Room Width	11
Kitchen Length	11	Kitchen Width	10
Bedroom 1 Length	10	Bedroom 1 Width	10
Bedroom 2 Length	10	Bedroom 2 Width	9
Bathroom 1 Floor Covering	Linoleum	Bedroom 2 Floor Covering	Carpet
Living Rm Floor Covering	Carpet	Sun/FLA Rm Floor Covering	Carpet
Kitchen Floor Covering	Carpet		

LEGAL DESCRIPTION

Legal Description 17 1E SUPERVISORS PLAT WHITNEY BEACH NO 2 LOT 121

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	Ownership	Private
Association Y/N	No	Assessments Y/N	No
PRE/Homestead	No	Summer Tax Yr	2022

TAX & FINANCIAL

 Summer Tax
 \$837.00

 Winter Tax
 \$701.00

 SEV Year
 2024

 Taxable Value
 \$28,242.00

 Winter Tax Yr
 2022

 Total Tax Amount
 \$1,499.00

 SEV
 \$31,000.00

LISTING INFORMATION

Full Address(es) 2722 S Whitney Beach RD, Beaverton, MI 48612-8225

Update Date7/7/2024Cumulative DOM4Status Date7/6/2024

Listing Date 7/5/2024

Days On Market 4

Lease Y/N No

ADDITIONAL PICTURES













































































DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.