### **CLIENT VIEW - DYNAMIC**

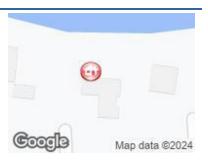


MLS# 50139549

264 & 274 Flynn Drive Address Area (Municipality) Hay Twp (26011)

**Mail City** Gladwin Gladwin County State MI 48624 Zip Class

RESIDENTIAL Type Single Family Sale/Rent For Sale Status Active **Asking Price** \$183,928



















### **PUBLIC REMARKS**

Public Remarks Wow! Check out this gorgeous waterfront home or cottage on a scenic bend of Smallwood Lake / Tittabawassee River! This home has been extremely well maintained and has so much to offer, including 3 bedrooms, 1.5 baths, spacious living room, full kitchen, separate dining area, covered lake-facing porch, spacious mudroom with laundry area, attached 2 car garage and so much more! This property also features a detached 30x60 garage, 80 ft of steel seawall, suspended dock, 12x20 shed, 5 inch modern well with submersible pump, raised septic, parking area for a camper or guests. All of this sits on 4 lots with an amazing panoramic view! Take a FLY THRU DRONE TOUR: http://tinyurl.com/264flynn

### **BUILDING. PROPERTY & LOCATION**

Year Built 1969 New Construction Y/N No Above Grade SqFt 1040 Total SqFt Finished 1.040 **Bedrooms** 3 **Bathrooms Full** 1 **Bathrooms Half** 1 **Bathrooms Total** 2 Fireplace Y/N No Basement Y/N No **Below Grade SqFt** Below Grade SqFt Finished 0 0 Structure Style 1 Story Garage # of Car 6.00 **Garage Dimensions** 22x22 & 30x60 Site Condo Y/N No Manufactured Y/N Waterfront Y/N Yes 80

**Body of Water** Smallwood Lake **Frontage** Frontage Type Water Lot Size 80.71x295.76x80.84x326.57

Acreage 0.57 **Cross Street 1** 

**Cross Street 2** Directions From Gladwin: M-61 W to Lakeview Dr, L to Fynn

the dead end. Flynn Dr starts at the end of

Lakeview.

Ε Side of Street Subdivision Riverside Terrace Sub

Municipality Hay Twp Municipality Type Township

**School District** Gladwin Community Schools Property ID 110-290-000-009-00 & 026 & 027

### **FEATURES**

**APPLIANCES** Range/Oven Refrigerator Washer **BASEMENT TYPE** None (Basement)

**COOLING SYSTEM** Ceiling Fan(s) **EXTERIOR CONSTRUCTION** 

Vinyl Siding

**EXTERIOR FEATURES** 

Porch

**FOUNDATION TYPE** 

Crawl

**GARAGE TYPE** Attached Garage **Detached Garage HEAT/FUEL TYPE** LP/Propane Gas **HEATING SYSTEM**  **WATER HEATER** 

Electric

**INTERIOR FEATURES** Cathedral/Vaulted Ceiling SITE/LOT FEATURES

Rural

Subdivision Sloping **SHORELINE** Lawn **UTILITIES** 

**Electricity Connected** 

Propane

Propane Tank Leased

**VIEW** Lake View River View

**FINANCIAL TERMS** Cash

Conventional **PARKING** 3 or More Spaces ROADS

Gravel Private Road SEWER/SEPTIC

Septic

SOURCE OF SQ FT

Measured

**ARCHITECTURE STYLE** 

Ranch Manufactured ROOMS Breezeway Entry

First Floor Bedroom First Floor Laundry Living Room Utility/Laundry Room First Flr Lavatory First Flr Full Bathroom

**Shared Bathroom** 

Dining "L"

**OUT BUILDINGS** 

Shed Garage(s) Second Garage

**WATER** Private Well

**WATER FEATURES** 

All Sports Lake Lake Frontage River Frontage Sea Wall Waterfront Interior Lake ZONING Residential

MANUFACTURED BODY TYPE

Double Wide

Manufactured Before 1976

Forced Air

## Garage

## **ROOMS & DIMENSIONS**

Bedroom 1 Level	Main	Bedroom 2 Level	Main
Bedroom 3 Level	Main	Bathroom 1 Level	Main
Lavatory 1 Level	Main	Living Room Level	Main
Dining Room Level	Main	Kitchen Level	Main
Laundry Room Level	Main	Living Room Length	20
Living Room Width	14	Dining Room Length	13
Dining Room Width	10	Kitchen Length	13
Kitchen Width	10	Bedroom 1 Length	11
Bedroom 1 Width	9	Bedroom 2 Length	11
Bedroom 2 Width	9	Bedroom 3 Length	9
Bedroom 3 Width	9	Bathroom 1 Length	7
Bathroom 1 Width	7	Lavatory 1 Length	6
Lavatory 1 Width	4	Laundry Room Length	15
Laundry Room Width	12	Bathroom 1 Floor Covering	Laminate
Lavatory 1 Floor Covering	Laminate	Bedroom 1 Floor Covering	Vinyl
Bedroom 2 Floor Covering	Vinyl	Bedroom 3 Floor Covering	Vinyl
Living Rm Floor Covering	Carpet	Dining Rm Floor Covering	Carpet
Laundry Rm Floor Covering	Laminate	Kitchen Floor Covering	Laminate

# LEGAL DESCRIPTION

**Legal Description** 18 1E SUPV PLAT OF RIVERSIDE TERRACE SUB LOTS 9 & 25 (and) RIVERSIDE TERRACE SUB LOT 26 (and) RIVERSIDE TERRACE SUB LOT 27 Tax ID's: 110-290-000-009-00 & 110-290-000-026-00 & 110-290-000-027-00

# **TAX & FINANCIAL**

Subj to Short Sale Appro	/I No	Ownership	Private
Association Y/N	No	Assessments Y/N	Yes
Assessments Amount	\$287.93	PRE/Homestead	No
Summer Tax Yr	2022	Summer Tax	\$1,594.00
Winter Tax Yr	2022	Winter Tax	\$1,132.00
Total Tax Year	2022	Total Tax Amount	\$2,726.00
SEV Year	2023	SEV	\$55,300.00
Taxable Value	\$53,128.00		

## LISTING INFORMATION

Full Address(es) 264 & 274 Flynn DR, Gladwin, MI 48624

Update Date 4/23/2024 Lease Y/N No **Listing Date** 4/23/2024

Cumulative DOM 0 Status Date 4/23/2024

## **ADDITIONAL PICTURES**































































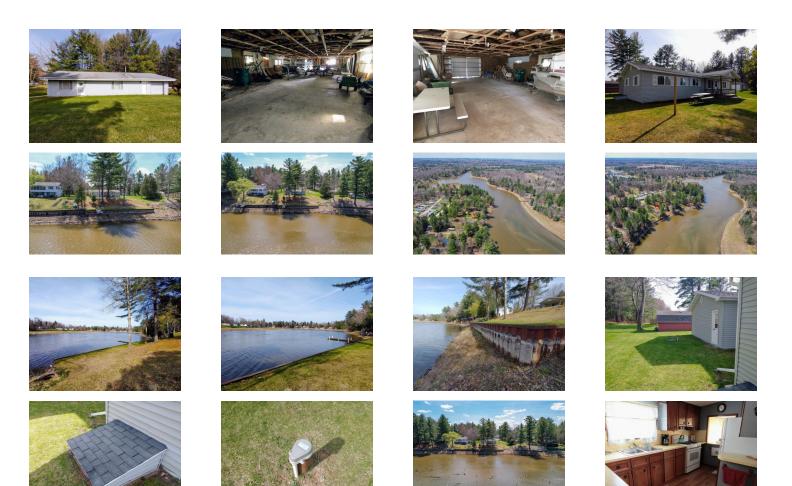












DISCLAIMER

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