

CLIENT VIEW - DYNAMIC



MLS # 50134889
Address 1695 Opland Road
Area (Municipality) Sage Twp (26012)
Mail City Gladwin
County Gladwin
State MI
Zip 48624
Class RESIDENTIAL
Type Single Family
Sale/Rent For Sale
Status Active
Asking Price \$149,977



PUBLIC REMARKS

Public Remarks Check out this nice 2 BR ranch style home located almost directly across the street from Pratt Lake and the boat launch area. This home features vaulted ceilings, an updated kitchen, large dining room, laundry/utility room, hot water baseboard heat and wood laminate flooring throughout most of the house. This all sits on a little over a quarter of an acre with a view of the lake across the street. This home is just one house away from the paved road. Also, the Gladwin County Recreation Park is just a short distance down the road for walking and biking trails. FLY THRU DRONE VIDEO: <https://tinyurl.com/1695opland>

BUILDING. PROPERTY & LOCATION

Year Built	1976	New Construction Y/N	No
Above Grade SqFt	981	Total SqFt Finished	981
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	1.00
Encroachment Y/N	No	Site Condo Y/N	No
Manufactured Y/N	No	Waterfront Y/N	No
Body of Water	Pratt Lake	Frontage	78
Frontage Type	Road	Lot Size	78.5x141.7x80.9x78x14x93
Acreage	0.27	Cross Street 1	Opland Road
Cross Street 2	Pratt Lake Road	Directions	From Gladwin: Cedar Ave to M-18 (also called Silverleaf in town) N to Pratt Lake Road, L and follow past the Gladwin Recreation Area to the corner of Pratt Lake Road and Opland. Located directly across the street from the boat launch.
Side of Street	W	Subdivision	Pratt Lake Sub
Municipality	Sage Twp	Municipality Type	Township
School District	Gladwin Community Schools	Property ID	120-220-000-007-00

FEATURES

APPLIANCES Dryer Microwave Range/Oven Refrigerator Washer Water Softener - Owned	GARAGE TYPE Attached Garage Gar Door Opener HEAT/FUEL TYPE Natural Gas HEATING SYSTEM Hot Water WATER HEATER Gas	FIRST FLOOR BEDROOM Yes UTILITIES Natural Gas Connected Internet Spectrum VIEW Lake View Rural View FINANCIAL TERMS Cash Conventional	SEWER/SEPTIC Septic SOURCE OF SQ FT Other (SourceSqft) ARCHITECTURE STYLE Ranch OUT BUILDINGS Shed WATER Private Well Drilled Well
COOLING SYSTEM None EXTERIOR CONSTRUCTION Vinyl Siding EXTERIOR FEATURES Deck FOUNDATION TYPE Crawl	INTERIOR FEATURES Cathedral/Vaulted Ceiling PET RESTRICTIONS No Restrictions SITE/LOT FEATURES Rural Subdivision	PARKING 3 or More Spaces ROADS City/County Gravel	WATER FEATURES Lake/River Access Water View ZONING Residential

ROOMS & DIMENSIONS

Bedroom 1 Level	Main	Bedroom 2 Level	Main
Bathroom 1 Level	Main	Living Room Level	Main

ROOMS & DIMENSIONS

Dining Room Level	Main	Kitchen Level	Main
Laundry Room Level	Main	Living Room Length	19
Living Room Width	11	Dining Room Length	15
Dining Room Width	11	Kitchen Length	11
Kitchen Width	10	Bedroom 1 Length	8
Bedroom 1 Width	11	Bedroom 2 Length	10
Bedroom 2 Width	11	Laundry Room Length	11
Laundry Room Width	8	Bathroom 1 Floor Covering	Vinyl
Bedroom 1 Floor Covering	Laminate	Bedroom 2 Floor Covering	Laminate
Living Rm Floor Covering	Laminate	Dining Rm Floor Covering	Laminate
Laundry Rm Floor Covering	Vinyl	Kitchen Floor Covering	Vinyl

LEGAL DESCRIPTION

Legal Description 19 2W WEST PRATT LAKE SUB LOT 7 & ASSESSED W/PARCEL OF LAND COM AT CENTER OF SEC 21 TH S 89DEG 59MIN 30SEC E 98.46FT TH S 1DEG 23MIN E 10.08FT TH S 88DEG 40 MIN W 176.71FT TH N 1DEG 23MIN W 17.3FT TH S 89 DEG 59MIN 30SEC E 78.10FT TO POB 120-021-300-003-01

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
Summer Tax	\$603.00	Winter Tax Yr	2022
Winter Tax	\$847.00	Total Tax Year	2022
Total Tax Amount	\$1,450.00	SEV Year	2023
SEV	\$57,500.00	Taxable Value	\$50,820.00

LISTING INFORMATION

Full Address(es)	1695 Opland RD, Gladwin, MI 48624	Listing Date	3/3/2024
Update Date	3/4/2024	Days On Market	1
Cumulative DOM	1	Lease Y/N	No
Status Date	3/4/2024		

ADDITIONAL PICTURES





DISCLAIMER

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