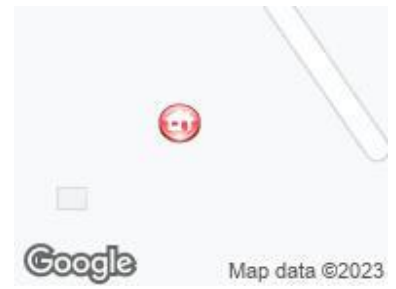


CLIENT VIEW - DYNAMIC



MLS # 50106956
Address 1875 CHARLESBURY COURT
Area (Municipality) Butman Twp (26006)
Mail City Gladwin
County Gladwin
State MI
Zip 48624
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Active
Asking Price \$159,829



PUBLIC REMARKS

Public Remarks Lake Lancer!!! Lovely, level to the water lot in a quiet area of Sugar Springs. This nice lot sits on a clean and quiet channel on the south side of Lake Lancer with well, sewer, electric and driveway installed. There is an island located across the water from the lot, that will never be built on. Watch wildlife from your lot. This is a great spot to build or set up camp. There is a nice sandy swimming area and the property includes the existing dock (as pictured). Enjoy playing out on the lake all day and coming back to relax in the peaceful location. Enjoy the amenities that Sugar Springs has to offer, including an 18 hole championship golf course, restaurant, indoor heated swimming pool, fitness center, campground, several beaches and bathhouses, tennis courts and so much more! (Sewer installed 2020, well installed 2021, new electrical hookup 2020 with 50 amp & 30 amp set up for 2 campers). There are two campers/fifth wheels also for sale separately. Ask your agent about details).

LISTING INFORMATION

Full Address(es)	1875 CHARLESBURY COURT, Gladwin, MI 48624	FIPS	26051
Input Date	4/27/2023 8:07 AM	Original MLS#	50106956
Originating MLS	Clare Gladwin Board of REALTORS	Original Price	\$169,829
Price Date	5/17/2023	Listing Date	4/27/2023
Listing Exception Y/N	No	Update Date	5/17/2023
HotSheet Date	5/17/2023	Status Date	4/27/2023
Days On Market	20	Cumulative DOM	20
Days On MLS	20	Cumulative DOMLS	20
Signed Disclosure Y/N	Yes	Guest Listings Y/N	No
Contract	Exclusive Right to Sell	Lease Y/N	No
Additional Documents YN	No	Associated Document Count	2
Picture Count	25		

PROPERTY & LOCATION

Style	Vacant Land	Survey On File Y/N	No
Site Condo Y/N	No	Waterfront Y/N	Yes
Body of Water	Lake Lancer	Frontage	177
Lot Size	60x389x177x296	Acreage	0.86
Cross Street 1	Salisbury Dr	Cross Street 2	Charlesbury Court
Directions	From Gladwin: M-61 E to Hockaday Road N to Dutcher Road W to Berkshire R to Salisbury L to Charlesbury R to lot on R.	Subdivision	Salisbury Realm
Municipality	Butman Twp	Municipality Type	Township
School District	Gladwin Community Schools	Property ID	060-165-000-018-00

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	Ownership	Private
Owners Name	Kimberly Wood	Association Y/N	Yes
Fee Amount	\$640.00	Fee Schedule	Yearly
Assessments Y/N	No	Principal Res Exempt Y/N	No
Summer Tax Year	2022	Summer Tax Amount	949.48
Winter Tax Year	2022	Winter Tax Amount	542.95
Total Tax Year	2022	Total Tax Amount	1492.43
SEV Year	2022	SEV	44000.00
Taxable Value	\$30,989.00		

FEATURES

COMMUNITY AMENITIES	FUEL ON SITE	SEWER SEPTIC	ZONING
Exercise/Facility Room	Electric	Public Sanitary	Residential

FEATURES

Golf Course
Park
Playground
Pool/Hot Tub
Security
Tennis Courts
Airport/Runway
Restaurant
Storage
Trail(s)

LOCATION
Rural
Subdivision
LOT DESCRIPTION
Rolling/Hilly
Treed
FINANCIAL TERMS
Cash
Conventional
ROADS
Paved Street
Country

WATER
Private Well
WATER FEATURES
Canal Frontage
Lake Frontage
Waterfront
All Sports Lake
Beach Front
Sandy Bottom

SHORELINE
Cleared
UTILITIES
Internet Spectrum
VIEW
Lake View

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
IDX Include	Y	Virtual Tour	Virtual Tour

LEGAL DESCRIPTION

Legal Description 20 1W SALISBURY REALM LOT 18
Section 21

ADDITIONAL PICTURES





DISCLAIMER

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