

CLIENT VIEW - DYNAMIC



MLS # 50126216
Address 4770 Queens 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 \$179,701



PUBLIC REMARKS

Public Remarks Check out this gorgeous waterfront lot on Lake Lancelot in beautiful Sugar Springs! This lovely lot features a brand new sewer hookup, electric and driveway. Enjoy amazing sunrises in the morning while sitting outside enjoying your morning coffee. This property also features over 78 ft of waterfront with a stone break wall and sandy lake bottom. All of this sits near the end of a dead-end court. Enjoy what Sugar Springs has to offer, including 2 all-sports lakes, several beach clubs, possible dock rentals, 18-hole championship golf course, restaurant, indoor heated swimming pool, fitness area, campground, walking trails, tennis courts, and more!

LISTING INFORMATION

Full Address(es)	4770 Queens CT, Gladwin, MI 48624	FIPS	26051
Input Date	10/26/2023 4:09 PM	Original MLS#	50126216
Originating MLS	Clare Gladwin Board of REALTORS	Original Price	\$179,701
Price Date	10/26/2023	Listing Date	10/26/2023
Listing Exception Y/N	No	Update Date	10/26/2023
HotSheet Date	10/26/2023	Status Date	10/26/2023
Cumulative DOM	0	Cumulative DOMLS	0
Signed Disclosure Y/N	Yes	Guest Listings Y/N	No
Contract	Exclusive Right to Sell	Lease Y/N	No
Additional Documents YN	Yes	Associated Document Count	2
Additional Document1 Type	Vacant Land Disc	Picture Count	21

PROPERTY & LOCATION

Style	Vacant Land	Survey On File Y/N	Yes
Site Condo Y/N	No	Waterfront Y/N	Yes
Body of Water	Lake Lancelot	Frontage	78
Lot Size	78.22x269.2x78.01x274.9	Acreage	0.49
Cross Street 1	Queens Way	Cross Street 2	Queens Court
Directions	From Gladwin: Cedar Ave (M-61) to M-18 N to M-18 W to Round Lake Road N to Grass Lake Road R to Queens Way R to Queens Court L to property near dead end.	Subdivision	Queens Realm
Municipality	Butman Twp	Municipality Type	Township
School District	Gladwin Community Schools	Property ID	060-160-000-128-00

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	Ownership	Private
Owners Name	Ballor	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	959.02
Winter Tax Year	2022	Winter Tax Amount	547.37
Total Tax Year	2023	Total Tax Amount	1506.39
SEV Year	2022	SEV	39100.00
Taxable Value	\$32,865.00		

FEATURES

COMMUNITY AMENITIES	FUEL ON SITE	SEWER SEPTIC	ZONING
Club House	Electric	Public Sanitary	Residential
Exercise/Facility Room	LOCATION	WATER	UTILITIES
Marina	Subdivision	None	Cable Available
Golf Course	LOT DESCRIPTION	WATER FEATURES	Natural Gas Available
Park	Treed	Lake Frontage	Sewer Connected

FEATURES

Playground
Tennis Courts
Airport/Runway
Restaurant
Trail(s)

FINANCIAL TERMS

Cash
Conventional
ROADS
City/County
Paved Street
Black Top

Waterfront
All Sports Lake
Beach Front
Sandy Bottom

Internet Fiber Available
VIEW
Lake View

MARKETING-VIRT TOURS/IDX/VOW

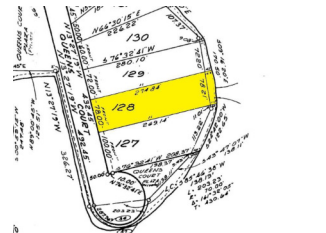
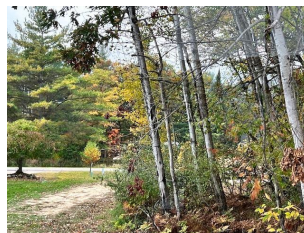
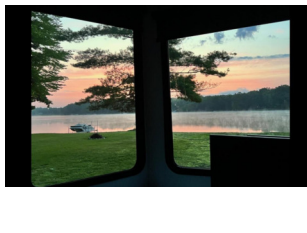
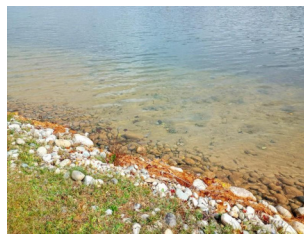
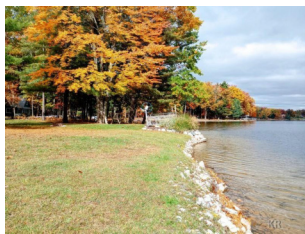
VOW Include Yes
VOW Comment No
IDX Consumer Comment No
IDX Include Y
Public GLR Websites Yes

VOW Address Yes
VOW AVM Yes
IDX Automated Valuation Yes
Virtual Tour Virtual Tour
Public MiRS Website Yes

LEGAL DESCRIPTION

Legal Description 20 1W QUEENS REALM SUB LOT 128
Section 20

ADDITIONAL PICTURES



DISCLAIMER

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