

**CLIENT VIEW - DYNAMIC**



**MLS #** 50135432  
**Address** 5352 King Arthurs Court  
**Area (Municipality)** Butman Twp (26006)  
**Mail City** Gladwin  
**County** Gladwin  
**State** MI  
**Zip** 48624  
**Class** RESIDENTIAL  
**Type** Single Family  
**Sale/Rent** For Sale  
**Status** Active  
**Asking Price** \$329,308



**PUBLIC REMARKS**

**Public Remarks** Wow! Check out this cute Chalet style waterfront cottage on main Lake Lancelot in Sugar Springs. This well maintained home features a full-finished walkout basement, vaulted ceilings, open floor plan, large open deck, lower patio and a spectacular view! Over 1500 sq ft of combined living space with the walkout basement. All of this sits on a nice waterfront lot with over 77 ft of sandy beachfront! Enjoy gorgeous panoramic views of the lake from your open deck. Watch ducks, geese, bald eagles, ospreys and a variety of other wildlife from your deck or large lake-facing windows! Enjoy everything that 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! (Video tour posted later today 3-9-24)

**BUILDING. PROPERTY & LOCATION**

<b>Year Built</b>	1974	<b>New Construction Y/N</b>	No
<b>Above Grade SqFt</b>	768	<b>Total SqFt Finished</b>	1,536
<b>Bedrooms</b>	2	<b>Bathrooms Full</b>	1
<b>Bathrooms Half</b>	1	<b>Bathrooms Total</b>	2
<b>Fireplace Y/N</b>	Yes	<b>Basement Y/N</b>	Yes
<b>Below Grade SqFt</b>	768	<b>Below Grade SqFt Finished</b>	768
<b>Structure Style</b>	1 Story	<b>Garage # of Car</b>	0.00
<b>Pets Allowed Y/N</b>	Yes	<b>Site Condo Y/N</b>	No
<b>Association Name</b>	Sugar Springs	<b>Association Phone</b>	989-426-4111
<b>Manufactured Y/N</b>	No	<b>Waterfront Y/N</b>	Yes
<b>Body of Water</b>	Lake Lancelot	<b>Frontage</b>	77
<b>Frontage Type</b>	Water	<b>Lot Size</b>	77.12x246.11x27x170.32
<b>Acreage</b>	0.28	<b>Cross Street 1</b>	King George Ct
<b>Cross Street 2</b>	King Arthur Ct	<b>Directions</b>	From Gladwin: M18 N to M18 W to Round Lake Road R to Grass Lake Road R and follow until the road name changes to Kings Way. Follow to King George Ct R to King Arthurs Ct and turn L. House is almost at the end. (No Real Estate Sign).
<b>Side of Street</b>	E	<b>Subdivision</b>	Kings Realm
<b>Municipality</b>	Butman Twp	<b>Municipality Type</b>	Township
<b>School District</b>	Gladwin Community Schools	<b>Property ID</b>	060-130-000-090-00

**FEATURES**

<b>APPLIANCES</b>	<b>COOLING SYSTEM</b>	<b>INTERIOR FEATURES</b>	<b>SOURCE OF SQ FT</b>
Disposal	Ceiling Fan(s)	9 ft + Ceilings	Public Records
Dryer	Central A/C	Cathedral/Vaulted Ceiling	<b>ARCHITECTURE STYLE</b>
Freezer	<b>EXTERIOR CONSTRUCTION</b>	<b>SITE/LOT FEATURES</b>	Ranch
Microwave	Vinyl Siding	Rural	Chalet
Range/Oven	<b>EXTERIOR FEATURES</b>	Subdivision	Cottage
Refrigerator	Deck	<b>SHORELINE</b>	<b>ROOMS</b>
Washer	Patio	Sand	Living Room
Water Softener - Owned	<b>FIREPLACE FEATURES</b>	<b>UTILITIES</b>	<b>OUT BUILDINGS</b>
<b>BASEMENT TYPE</b>	LivRoom Fireplace	Electricity Connected	Shed
Block	Natural Fireplace	Internet Fiber Available	<b>WATER</b>
Finished	<b>FOUNDATION TYPE</b>	<b>VIEW</b>	Private Well
Full	Basement	Lake View	<b>WATER FEATURES</b>
Walk Out	<b>HEAT/FUEL TYPE</b>	<b>FINANCIAL TERMS</b>	All Sports Lake
<b>ASSOC/COMMUNITY AMENITIES</b>	Natural Gas	Cash	Lake Frontage
Exercise/Facility Room	<b>HEATING SYSTEM</b>	Conventional	Waterfront
Golf Course	Forced Air	<b>ASSOCIATION FEE INCLUDES</b>	Beach Access

**FEATURES**

Park	<b>WATER HEATER</b>	HOA	Beach Front
Playground	Electric	<b>ROADS</b>	Interior Lake
Pool/Hot Tub		City/County	Sandy Bottom
Tennis Courts		Paved Street	<b>ZONING</b>
Pets-Allowed		Year Round	Residential
Airport/Runway		<b>SEWER/SEPTIC</b>	
Restaurant		Public Sanitary	
Storage			
Beach Area			
Trail(s)			

**ROOMS & DIMENSIONS**

<b>Bedroom 1 Level</b>	Main	<b>Bedroom 2 Level</b>	Main
<b>Bathroom 1 Level</b>	Main	<b>Lavatory 1 Level</b>	Lower
<b>Living Room Level</b>	Main	<b>Dining Room Level</b>	Main
<b>Kitchen Level</b>	Main	<b>Laundry Room Level</b>	Lower
<b>Living Room Length</b>	12	<b>Living Room Width</b>	10
<b>Dining Room Length</b>	7	<b>Dining Room Width</b>	6
<b>Kitchen Length</b>	10	<b>Kitchen Width</b>	8
<b>Bedroom 1 Length</b>	12	<b>Bedroom 1 Width</b>	12
<b>Bedroom 2 Length</b>	12	<b>Bedroom 2 Width</b>	9
<b>Bathroom 1 Floor Covering</b>	Carpet	<b>Lavatory 1 Floor Covering</b>	Vinyl
<b>Bedroom 1 Floor Covering</b>	Carpet	<b>Bedroom 2 Floor Covering</b>	Carpet
<b>Living Rm Floor Covering</b>	Carpet	<b>Dining Rm Floor Covering</b>	Carpet
<b>Kitchen Floor Covering</b>	Carpet		

**LEGAL DESCRIPTION**

Legal Description 20 1W KINGS REALM SUB LOT 90

**TAX & FINANCIAL**

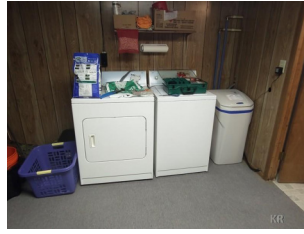
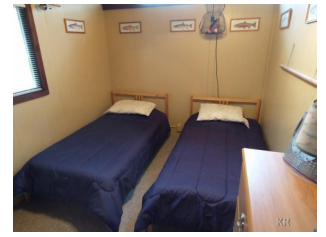
<b>Subj to Short Sale Apprvl</b>	No	<b>Ownership</b>	Private
<b>Association Y/N</b>	Yes	<b>Fee Amount</b>	635.00
<b>Fee Schedule</b>	Yearly	<b>Assessments Y/N</b>	No
<b>PRE/Homestead</b>	No	<b>Summer Tax Yr</b>	2023
<b>Summer Tax</b>	\$1,621.87	<b>Winter Tax Yr</b>	2023
<b>Winter Tax</b>	\$1,049.26	<b>Total Tax Year</b>	2023
<b>Total Tax Amount</b>	\$2,671.13	<b>SEV Year</b>	2023
<b>SEV</b>	\$69,900.00	<b>Taxable Value</b>	\$53,821.00

**LISTING INFORMATION**

<b>Full Address(es)</b>	5352 King Arthurs CT, Gladwin, MI 48624	<b>Listing Date</b>	3/8/2024
<b>Update Date</b>	3/9/2024	<b>Days On Market</b>	1
<b>Cumulative DOM</b>	1	<b>Lease Y/N</b>	No
<b>Application Fee</b>	15.00	<b>Status Date</b>	3/9/2024

**ADDITIONAL PICTURES**





**DISCLAIMER**

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