



List Number: 41052
Area: Ann Arbor/Washtenaw - A
Municipality: Hamburg Twp
Body of Water:Huron River

Property Sub-Type: Single Family Residence
New Construction: No
County: Livingston
Tax ID #: NEW OR UNDER CONSTRUCTION
Ownership Type: Private Owned

Status: Sold
List Price: \$159,900
List Price/SqFt: \$147.92
Sold Price/SqFt: 146.07
Days On Market: 118
Lot Acres: 0.19
Lot Square Footage: 8,276

Directions: M-36 to Hiawatha to Riverdale

	Upper	Main	Lower	Bsmt	Total
Bedrooms	0	2	0	0	2
Full Baths	0	1	0	0	1
Half Baths	0	0	0	0	0
Fin/Level				400	1,481 (Finished All Levels)
Total Sqft				0	1,081 (Sqft Above Grade)

Architectural Style: Ranch		Year Built: 1925	ROOMS/DIMENSIONS/LEVELS							
Stories: 1		Water: Well	Kitchen	Main	Primary Bedroom	Main	Bedroom 2	Main		
		Sewer: Public Sewer	Living Room	Main			Recreation			
Total Fireplaces: 1			Family Room	Main						
Laundry on Main: No										
			Approx. Assoc Fee:		0					
Legal: Sec 23 T1N R5E Hiawatha Beach Lot 217 & Nely 16 ft lot 21			SEV: 80,970		For Tax Year: 12					
Taxable Value: 75,915			Tax Year: 2012		Homestead %: 100					
Annual Property Tax: 2,603			Zoning: res							
School District: Pinckney										
Terms Available: Cash; Conventional; FHA; VA		Water Fea.	All Sports; Dock			Heat Type:		Forced Air		
Loan		Amenities:				Heat Source:		Natural		
Water Type: River		Outbuildings:						Gas		
Street Type: Private; Unpaved		Association Info.:	Approx. Assoc Fee: 0			Air Conditioning:		Central Air		
Exterior Vinyl Siding		Utilities Attached:	Cable Connected; Natural Gas			Kitchen Features:		Eating		
Material:			Connected					Area		
Substructure: Full; Walk-Out Access						Green Certification:				
Garage Spaces: 2						Year Certified:		0		
Parking Attached						Flooring:		Carpet;		
Features:								Vinyl		
						Patio and Porch		Patio;		
						Features:		Porch		
Appliances: Dishwasher; Disposal; Dryer; Microwave; Oven; Range; Refrigerator; Washer; Water Softener Owned										
Additional Items: Basement Finished; Ceiling Fan(s); Garage Door Opener; Window Treatments										

Public Remarks: This cozy riverfront home overlooks a scenic section of the Huron River. Watch wildlife come to the river or take your boat down to Strawberry Lake and the Portage Lake chain. As part of the Hiawatha Beach Association, you can launch your boat on either the river or Buck Lake, as well as enjoy Hiawatha Beach on Buck Lake. The 3 season porch and both bedrooms face the river. The living areas are comfortable and efficient, with new fridge, stove, dishwasher, washer, dryer, water softener and furnace since 2010., Rec Room: Finished

On-Market Date: 04/03/2013

Sold Date: 09/30/2013
Sold Price: \$157,900