

**CLIENT VIEW - DYNAMIC**



Front of home

**MLS #** 50142314  
**Address** 4314 EAGLESON 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** \$69,900



**PUBLIC REMARKS**

**Public Remarks** 2 bedroom ranch style home on just under an acres in a nice country setting. Woods on two sides of the home and includes a shed too for storage. Decent size bedrooms with closets and has a 3/4 bath with a tile shower. Kitchen and bathroom floors are ceramic tile. There are two porches enclosed, one is perfect for shoes and coats and the other would be nice to add a washer and dryer hookup in. Close to All Sports Pratt Lake and Wiggins Lake. Good starter home or rental property. Call to schedule a showing today!

**BUILDING. PROPERTY & LOCATION**

<b>Year Built</b>	1958	<b>New Construction Y/N</b>	No
<b>Above Grade SqFt</b>	640	<b>Total SqFt Finished</b>	640
<b>Bedrooms</b>	2	<b>Bathrooms Full</b>	1
<b>Bathrooms Half</b>	0	<b>Bathrooms Total</b>	1
<b>Fireplace Y/N</b>	No	<b>Basement Y/N</b>	No
<b>Below Grade SqFt</b>	0	<b>Below Grade SqFt Finished</b>	0
<b>Structure Style</b>	1 Story	<b>Garage # of Car</b>	0.00
<b>Encroachment Y/N</b>	No	<b>Site Condo Y/N</b>	No
<b>Manufactured Y/N</b>	No	<b>Waterfront Y/N</b>	No
<b>Frontage</b>	129	<b>Frontage Type</b>	Road
<b>Lot Size</b>	129x322	<b>Acreage</b>	0.95
<b>Cross Street 1</b>	Chappel Dam	<b>Cross Street 2</b>	Eagleson
<b>Directions</b>	M61 to Chappel Dam, right past Pratt lake to Eagleson, left to home down a ways on the right.	<b>Side of Street</b>	N
<b>Subdivision</b>	na	<b>Municipality</b>	Sage Twp
<b>Municipality Type</b>	Township	<b>School District</b>	Gladwin Community Schools
<b>Property ID</b>	120-022-300-029-00		

**FEATURES**

<b>COOLING SYSTEM</b>	None	<b>HEAT/FUEL TYPE</b>	LP/Propane Gas	<b>ROADS</b>	Gravel	<b>OUT BUILDINGS</b>	Shed
<b>EXTERIOR CONSTRUCTION</b>	Wood	<b>HEATING SYSTEM</b>	Forced Air	<b>SEWER/SEPTIC</b>	Septic	<b>WATER</b>	Private Well
	Cinder Block	<b>FINANCIAL TERMS</b>	Cash	<b>SOURCE OF SQ FT</b>	Realist	<b>ZONING</b>	Residential
<b>EXTERIOR FEATURES</b>	Porch		Conventional	<b>ARCHITECTURE STYLE</b>	Ranch		
<b>FOUNDATION TYPE</b>	Slab						

**ROOMS & DIMENSIONS**

<b>Bedroom 1 Level</b>	Main	<b>Bedroom 2 Level</b>	Main
<b>Bathroom 1 Level</b>	Main	<b>Living Room Level</b>	Main
<b>Kitchen Level</b>	Main	<b>Living Room Length</b>	14
<b>Living Room Width</b>	9	<b>Kitchen Length</b>	9
<b>Kitchen Width</b>	8	<b>Bedroom 1 Length</b>	9
<b>Bedroom 1 Width</b>	14	<b>Bedroom 2 Length</b>	9
<b>Bedroom 2 Width</b>	14	<b>Bathroom 1 Length</b>	8
<b>Bathroom 1 Width</b>	6	<b>Bathroom 1 Floor Covering</b>	Ceramic
<b>Bedroom 1 Floor Covering</b>	Carpet	<b>Bedroom 2 Floor Covering</b>	Carpet
<b>Living Rm Floor Covering</b>	Carpet	<b>Kitchen Floor Covering</b>	Ceramic

**LEGAL DESCRIPTION**

**Legal Description** SEC 22 19 2W COM 519FT W OF SE COR OF SE 1/4 of SW 1/4 TH N 322FT TH W 129FT TH S 322FT TH E 129FT TO POB

## TAX & FINANCIAL

Subj to Short Sale Apprvl No  
Association Y/N No  
PRE/Homestead Yes  
Summer Tax \$262.00  
Winter Tax \$429.00  
Total Tax Amount \$691.00  
SEV \$27,300.00

Ownership Private  
Assessments Y/N No  
Summer Tax Yr 2022  
Winter Tax Yr 2022  
Total Tax Year 2022  
SEV Year 2024  
Taxable Value \$23,152.00

## LISTING INFORMATION

Full Address(es) 4314 EAGLESON RD, Gladwin, MI 48624  
Update Date 5/17/2024  
Lease Y/N No

Listing Date 5/17/2024  
Cumulative DOM 0  
Status Date 5/17/2024

## ADDITIONAL PICTURES



Kitchen



Dining area in kitchen



Bedroom



Bedroom



3/4 bath



Front porch



Back porch



## DISCLAIMER

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