

Residential Property



#181757 **Price: \$ 194,900** **Status: A**

Tax Author:	Dewitt City	School Dist:	DEWITT
Zoning:	RESI	Year Built:	1987
Key:	KBX	County:	CLINTON
Subdivision:	RIVER WOOD	Foundtn Sz:	
SqFt/above:	1,988	SqFt/below:	1,148
Occupancy:	A/C	Assoc. Fee/Yr:	\$ 150
Sewer:	PUB	Water Heater:	GAS
Water:	WEL		
Driveway:	CON		
Basement:	FUL, PFN		
Garage:	2CA, ATT, DOO, CON, OHS		

1212 SANDHILL DR - DEWITT 48820

State Eq Value:	\$113,000 (Year: 08)	Tax:	\$ 6,076 (Year: 08)	Taxable Value:	\$113,000 (Year: 08)
Directions:	AIRPORT TO HERBISON, EAST TO SANDHILL, N	Broker#:	866	Home Warranty:	N
Legal:	LOT 18 RIVER WOOD SUBDIVISION	List Date:	10/10/08	Expire Date:	04/10/09
Land/Acreage:					

	Approx Size	Level	Carpet	Window		Appx Finished SqFt	Section#:
Living Room:	13.4 X 14.4	1	Y	Y	Level 3:	0 sqft	Reserved Items: Y
Dining Room:	10 X 13.6	1	Y	Y	Level 2:	840 sqft	Parcel#: 200-260-000-018-00
Kitchen:	10.2 X 13	1	N	Y	Level 1:	1,148 sqft	Style: SIN
Bedroom 1:	14.5 X 15.8	2	Y	Y	Level B:	424 sqft	Area: 21
Bedroom 2:	11 X 12.10	2	Y	Y	F.Baths Half		Rooms: 12
Bedroom 3:	10.9X10.10	2	Y	Y	Level 3:	0 0	Bedrooms: 4
Oth Rm 1: FR	13.2X30	1	Y	Y	Level 2:	2 0	Lot Size: 88 X 160
Oth Rm 2: OF	13.4X13.4	B	Y	Y	Level 1:	0 1	
Oth Rm 3: RR	17 X 12.4	B	Y	N	Level B:	0 0	
Oth Rm 4:					Total FB/HB:	2 1	

Type: TWO
Heating: GFA **Fireplace:** ONE, WOO
Appliances: RAN, OVE, A/C, DIS, DWS, REF, WAT, EXH, MIC

Extras: MAS, 1ST, SMO, CEI, CAB

Improvmts: DEC, FOY, FOR

Terms: CAS, FHA, VET

Showing: SGN, KBX, 24H

Exterior: VIN

Owner: C/O The Lawton Group

Phone: 517-333-2522

Office Fax: 517-324-3201

Office: The Lawton Group Inc.

Phone: 517-324-3200

Agent Cell #: 517-230-2656

Salesperson: MIKE SHULSKY

Phone: 517-333-2522

Agent Fax: 517-324-3201

Agent Email: mshulsky@lawtongroup.com

Virtual Tour: http://hometour24-7.com/1212_Sandhill/1212_sandhill_drive_dewitt.htm

Subagency Fee: 3.0 **Buyer Agency Fee:** 3.0 **Other Fee:** **Var Rate:** **Multi-Photo:** Y **Dbl Broch:** Y

Private Remarks: Motz built two-story located in a park-like setting on the Looking Glass River. Over 2400 square feet of finished living area. Taxes are nonhomestead.

Set on a deep, treed lot along the Looking Glass River this Motz built two-story offers an irresistible park-like setting. Over 2400 square feet of finished living area including a master suite with private bath and walk-in closet, a family room with wood burning fireplace, and a formal dining room with a beautiful view. The Oak kitchen features new Silestone natural quartz countertops, recently updated appliances and an informal dining area. A first floor laundry is near the kitchen. On the second level you will find the master suite, the main bath, a bedroom overlooking the street and the third generous bedroom that overlooks the woods. The lower level includes a beautifully finished fourth bedroom (currently used as an exercise room) with a daylight window and a recreation room. A multi-level deck overlooks a setting that is certain to become a source of enjoyment for many years to come. Recent updates include: Alloc Timber View Scandinavian Pine throughout the first floor in 2006. Three solar tubes that bring additional sunlight to the familyroom, installed in 2006. Also, newly shingled roof 2002, water heater replaced in 2002, new garage door and opener in 2002 and a radon mitigation system. Yearly association fee provides access to Lake. If you're ready to move into a home with a gorgeous setting in a quiet, stable neighborhood, this may be exactly what you're looking for. TAXES ARE NON HOMESTEAD.