

## Residential Property



**#179632**      **Price: \$ 165,000**      **Status: A**

<b>Tax Author:</b> Wheatfield Township	<b>School Dist:</b> DANSVIL
<b>Zoning:</b> AGRI	<b>Year Built:</b> 1977
<b>Key:</b> KBX	<b>County:</b> INGHAM
<b>Subdivision:</b> NA	<b>Foundtn Sz:</b>
<b>SqFt/above:</b> 1,824	<b>SqFt/below:</b> 576
<b>Occupancy:</b> A/C	<b>Assoc. Fee/Yr:</b>
<b>Sewer:</b> SEP	<b>Water Heater:</b> PRO
<b>Water:</b> WEL	
<b>Driveway:</b> BLA	
<b>Basement:</b> FUL	
<b>Garage:</b> 2.5, ATT, CON	

**165 Waldo - MASON 48854**

<b>State Eq Value:</b> \$84,200 (Year: 08)	<b>Tax:</b> \$ 2,627 (Year: 07)	<b>Taxable Value:</b> \$82,531 (Year: 08)
<b>Directions:</b> Meridian S Waldo E; S of Holt Rd	<b>Broker#:</b> 866	<b>Home Warranty:</b> N
<b>Legal:</b> Call Listing Office	<b>List Date:</b> 08/20/08	<b>Expire Date:</b> 02/20/09
<b>Land/Acreage:</b> 5+A		

	Approx Size	Level	Carpet	Window	Appx Finished SqFt	Section#:
Living Room:	23.7x11.11	2	Y	Y	Level 3: 648 sqft	Reserved Items: N
Dining Room:	Combo	2	N	Y	Level 2: 576 sqft	Parcel#: 33-07-07-29-300-004
Kitchen:	23.7x11.10	2	Y	Y	Level 1: 576 sqft	Style: SIN
Bedroom 1:	13.3x12.2	3	Y	Y	Level B: 0 sqft	Area: 15
Bedroom 2:	13.1x11.1	3	Y	Y	F.Baths Half	Rooms: 7
Bedroom 3:	11.7x8.10	3	Y	Y	Level 3: 1 0	Bedrooms: 4
Oth Rm 1: BR	11.10x10.10	1	Y	Y	Level 2: 0 1	Lot Size: 7.54 Acres
Oth Rm 2: FR	21.8x11.5	1	Y	Y	Level 1: 1 0	
Oth Rm 3:					Level B: 0 0	
Oth Rm 4:					Total FB/HB: 2 1	

**Type:** QUA  
**Heating:** PFA      **Fireplace:** WDS  
**Appliances:** RAN, OVE, A/C, REF, WAS, DRY

**Extras:**

**Improvmts:** BRN

**Terms:** CAS, LAN, CON  
**Showing:** SGN, CLA, KEY, KBX, VAC  
**Exterior:** ALU

<b>Owner:</b> C/O The Lawton Group	<b>Phone:</b> 517-333-1622	<b>Office Fax:</b> 517-324-3201
<b>Office:</b> The Lawton Group Inc.	<b>Phone:</b> 517-324-3200 Ext. 1623	<b>Agent Cell #:</b>
<b>Salesperson:</b> JULIE LAWTON ESSA	<b>Phone:</b> 517-324-3200	<b>Agent Fax:</b> 517-324-3201
<b>Agent Email:</b> <a href="mailto:jlawton@lawtongroup.com">jlawton@lawtongroup.com</a>	<b>Virtual Tour:</b> <a href="http://hometour24-7.com/165_Waldo/165_waldo_rd_mason_mi.htm">http://hometour24-7.com/165_Waldo/165_waldo_rd_mason_mi.htm</a>	

**Subagency Fee:** 0      **Buyer Agency Fee:** 3      **Other Fee:**      **Var Rate:**      **Multi-Photo:**      **Dbl Broch:** Y

**Private Remarks:** 1824 sq ft of living area on 7.54 acres-some woods. Schools of choice Mason and Williamston. Barn, newer windows, newer roof, newer garage door and front door. Lovely setting. Easy access to expressway.

Quiet country living in this spacious quad-level on a 7.54 acre rural lot in Wheatfield Township. Spacious living room, dining room and kitchen and half bath complete the first level. Upper level offers three bedrooms with generous storage and a full bath. The lower level offers large family room with wood stove and built in bookshelves, a fourth bedroom and laundry room/fullbath. Upgrades to this home include newer roof, windows, front door, and garage door. A 32 X 24 barn and 8 X 8 shed will accommodate all of your storage needs. Taxes are homestead.