

**\$235,000**

**02344 Bear River**

**Petoskey**

**MLS # 417593**



Status	<b>ACTIVE</b>	Sale/Rent	<b>For Sale</b>
Class	<b>RESIDENTIAL</b>	# of Bedrooms	<b>3</b>
Type	<b>Residential</b>	# of Full Baths	<b>2</b>
School District	<b>Petoskey</b>	# of Half Baths	<b>0</b>
Township	<b>Melrose</b>	Above Ground Sq. Footage	<b>1492</b>
Zip	<b>49770</b>	Total Finished Sq. Ft.	<b>2210</b>
County	<b>Charlevoix</b>	GAR./CAR. CAPACITY	<b>One and Half</b>
Section	<b>4</b>	Lake	
Town/Range	<b>T33N R05W</b>	Water View (Y/N)	
Input Date	<b>5/23/2008</b>	Associated Documents	<b>3</b>

**REMARKS**

Unique property with a great indoor & outdoor spaces. Lots of natural light in this 3 bedroom, 2 bath home with a big kitchen. Great landscaping with firepit and large patio. All on 2 acres.

**GENERAL**

Approx. Year Built	<b>1970</b>
Approx. Lot Dim.	<b>243 x 346 +-</b>
Approx. # of Acres	<b>2.00</b>
Lot (Y/N)	
Survey (Y/N)	
Zoning	<b>FF</b>
Well (Size & Depth)	<b>4" 66'</b>
Association	
Condo Unit #	
Site Condo Unit #	
Possession	<b>Negotiable</b>
Waterfront Feet	

**FINANCIAL**

Original Price	<b>\$235,000</b>
Tax ID	<b>010-004-008-00</b>
New Split (Y/N)	
S.E.V./Yr.	
Dues	Per
Heat	Per
Association Fee	
Legal	<b>POB The East 275 then South 346.91 then North 311.92 then West 243.12 (partial)</b>

**LIVING AREA**

Living Rm	Main	<b>13 x 24</b>
Kitchen	Main	<b>12.9 x 17.10</b>
Dining Rm	Main	<b>13 x 14</b>
Family Rm	Lower	<b>12.6 x 33.8</b>
Master Bdrm	Main	<b>11.8 x 12.01</b>
Bedroom 2	Main	<b>9.7 x 11.6</b>
Bedroom 3	Main	<b>11.9 x 13</b>
Bedroom 4	N/A	
Bath 1	Lower	<b>8 x 5.10</b>
Bath 2	Main	<b>7.10 x 5.10</b>
Rooms 1	Lower	<b>17.7 x 12.11 ...</b>
Rooms 2	Main	<b>10.10 x 14.7 ...</b>
Utility	Lower	<b>19.10 x 13.2</b>

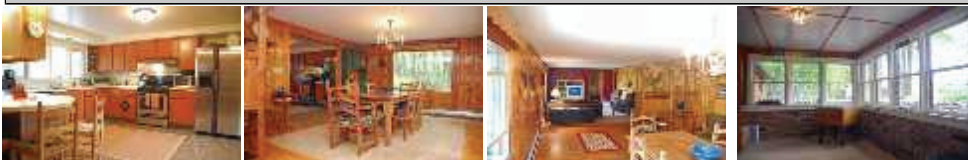
**FEATURES**

CONSTRUCTION	<b>Wood Frame/Site Built</b>	FEATURES	<b>Cable, Dishwasher, Dryer, Patio, Range, Refrigerator, Washer, Wood Floors</b>
ROOF	<b>Other</b>	TERMS	<b>Cash, Conventional</b>
WINDOWS	<b>Wood Sash, Other</b>	SEWER	<b>Septic</b>
HEAT	<b>Oil, Hot Water Baseboard</b>	WATER	<b>Well</b>
BASEMENT	<b>Block, Full, Walkout, Finished</b>	Virtual Tour	<b>Virtual Tour</b>
GARAGE/CARPORT	<b>Garage-Attached, Garage-Detached</b>		
OTHER BUILDINGS	<b>Shed</b>		

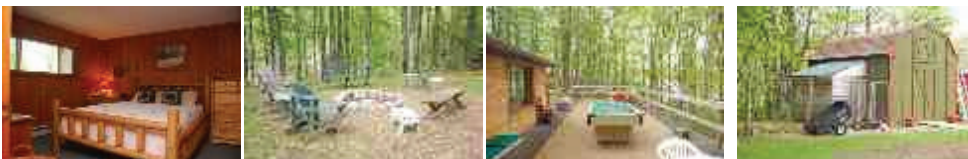
Addendum:

Directions: US 131 South of Petoskey to Bear River Road - head East, property on South side of the road.

This information has been provided for you by:



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