

## LISTING DETAIL



MLS # **85697**  
 Status **TEMPORARY ACTIVE**  
 Type **SINGLE FAMILY**  
 Address **9548 E POLK Road**  
 Address 2  
 City **ITHACA**  
 State **MI**  
 Zip **48662**  
 Area **ITHACA**  
 Class **RESIDENTIAL**  
 Asking Price **\$129,000**  
 Listing Office 1 - Office Name **MILLER REALTY**  
 Listing Office 1 - Phone Number 1 **Main: (989) 875-3250**

**CINDY TAYLOR**  
**MILLER REALTY**  
**Main: (989) 875-3250**  
**128 N PINERIVER**  
**ITHACA MI 48847**  
**cindy@miller-real-pro.com**



## GENERAL

|                      |                  |                   |              |             |   |
|----------------------|------------------|-------------------|--------------|-------------|---|
| Bedrooms             | <b>2</b>         | Dining Room Size  | <b>13x12</b> | Main        | <b>2</b>  |
| Baths                | <b>2</b>         | Kitchen Size      | <b>10X12</b> | Bedrooms    |   |
| Number of Acres      | <b>1-5 M/L</b>   | Family Room Size  | <b>38X18</b> | Lower       | <b>0</b>  |
| Township             | <b>LAFAYETTE</b> | Bedroom 1 Size    | <b>12X12</b> | Bedrooms    |   |
| County               | <b>GRATIOT</b>   | Bedroom 2 Size    | <b>10X12</b> | Upper Baths | <b>0</b>  |
| Lot Size             | <b>254X340</b>   | Bedroom 3 Size    |              | Main Baths  | <b>2</b>  |
| Total FINISHED Sq Ft | <b>2168</b>      | Bedroom 4 Size    |              | Lower Baths | <b>0</b>  |
| Age                  | <b>49</b>        | Other Size        |              | Tax #       | <b>07-027-003-10</b>  |
| Approx. Year Built   | <b>1962</b>      | Laundry Room Size | <b>10X10</b> | Possession  | <b>NEG</b>  |
| Living Room Size     | <b>24x11</b>     | Upper Bedrooms    | <b>0</b>     | Legal       | <b>COM 2126 FT W OF NE COR OF SEC, TH S 340 FT, W 254 FT, N 340 FT 3 254 FT TO POB,</b> |

## FEATURES

|              |  |                            |   |                 |   |
|--------------|--|----------------------------|---|-----------------|---|
| BASEMENT     | <b>FULL, PARTIAL FINISHED, BLOCK</b>                                   | PATIO/DECK                 | <b>PATIO, PORCH</b>                     | MINERAL RIGHTS  | <b>UNKNOWN</b>  |
| GARAGE       | <b>2 CAR, ATTACHED, DOOR OPENER, POLE BARN, HEATED, CONCRETE FLOOR</b> | FIREPLACE and STOVES       | <b>YES, TWO, WOODBURNING, GAS</b>       | EXTRAS          | <b>1ST FLOOR LAUNDRY, WINDOW AIR</b>                            |
| APPLIANCES   | <b>RANGE, REFRIGERATOR, WASHER, DRYER, OVEN, EXHAUST FAN</b>           | ZONED TV SERVICE AVAILABLE | <b>AGRICULTURAL RES. SATELLITE DISH</b> | SPECIAL FEATURE | <b>CONDITIONER(S), PANTRY, SHED, CEILING FAN(S) BAR/WET BAR</b> |
| STYLE        | <b>RANCH</b>   | WATER SEWER                | <b>WELL SEPTIC</b>                      | LAND            | <b>LEVEL, EVERGREENS</b>  |
| W.SITE CONDO | <b>NO</b>  | DRIVEWAY ROAD              | <b>CONCRETE GRAVEL</b>                  | FEATURES        | <b>AGENCY DISCLOSURE, TITLE</b>                                 |
| EXTERIOR     | <b>BRICK</b>   | LOCK BOX                   | <b>YES, COMBO</b>                       | DOCUMENTS       | <b>INSURANCE</b>  |
| CONSTRUCTION | <b>FRAME</b>   | SIGN                       | <b>YES</b>                              | ON FILE         | <b>CASH, CONVENTIONAL,</b>                                      |
| WATER        | <b>RENTED</b>  | TAXES PAID TO SCHOOL       | <b>ITHACA</b>                           | TERMS           | <b>EXCHANGE/TRADE, FHA</b>                                      |
| SOFTENER     |  |                            |   | Virtual Tour    |   |
| WATER HEATER | <b>ELECTRIC</b>  |                            |   |                 |   |

## FINANCIAL

|              |                |                       |              |
|--------------|----------------|-----------------------|--------------|
| Summer Taxes | <b>567.43</b>  | SEV Amount            | <b>58300</b> |
| Winter Taxes | <b>610.89</b>  | Principal Residence % | <b>100</b>   |
| Total Taxes  | <b>1178.32</b> | Assessment (Y/N)      |              |
| Summer Year  | <b>10</b>      |                       |              |
| Winter Year  | <b>10</b>      |                       |              |

## REMARKS

**IMMACULATELY MAINTAINED BRICK RANCH HOME WITH PARTIALLY FINISHED BASEMENT ON 2 LANDSCAPED ACRES IN THE ITHACA SCHOOL DISTRICT. HOMEOWNER HAS MAINTENANCE AND IMPROVEMENT LIST ON FILE STARTING IN 1997. NOT JUST ONE BUT TWO FIREPLACES (ONE GAS, ONE WOOD BURNING) WITH FAMILY ROOM, KITCHENETTE/WETBAR AND WORKSHOP IN BASEMENT, FULLY FINISHED AND HEATED ATTACHED GARAGE, PLUS 48X72 MORTON POLE BUILDING AND STORAGE GALORE THROUGHOUT THE HOME. MOVE IN KNOWING THIS HOME HAS BEEN LOVINGLY AND METICULOUSLY CARED FOR.**