

\$625,000

3980 Hendricks

Petoskey

MLS # 414800



Sale/Rent Status	For Sale	
Class	ACTIVE	
Type	RESIDENTIAL	
School District	Residential Water Front	
Township	Petoskey	
Zip	Bear Creek	
County	Emmet	
Section	26	
Town/Range	5W	
# of Bedrooms	3	
# of Full Baths	2	
# of Half Baths	1	
Above Ground Sq. Footage	2300	
Total Finished Sq. Ft.	2300	
GAR./CAR. CAPACITY	Two	
Lake	Round/Em	
Water View (Y/N)	Y	
Input Date	10/2/2007	
Assoc Doc	0	

Yr Blt	2003
Lot Dim	63x476x160x544
Acres #	0.96
Lot (Y/N)	
New Split (Y/N)	
Survey (Y/N)	
Zoning	R2B
Well	
Association	
Condo Unit #	
SCondo#	
Waterfront Feet	63'

Orig Price	\$650,000
Tax ID	24-01-16-26-100-028
S.E.V./Yr.	
Dues	
Heat	
Assoc Fee	
Possession	30 to 60 days
Legal	Part of the northwest 1/4 of section 26 T35N, R5W, Bear Creek Twop
Virt Tour	

Liv Lev	Main	16x21
Kit Lev	Main	16x12
Din Lev	Main	12x14
Fam Lev	Main	12x14
MBed Lev	Main	14x14
Bed2 Lev	Upper	10x11
Bed3 Lev	Upper	10x11
Bed4 Lev	Upper	
Bath1 Lev	Main	10x9
Bath2 Lev	Upper	5.5x10
Rm1 Lev	Upper	Loft 12x20
Rm2 Lev	Upper	Office 9x10
Util Lev	Main	

Beautiful Custom Home Builders personal lakefront home. This house has it all ! Granite countertops through out, great spacious floor plan, great for entertaining, slate and wood floors, built in stereo system thru out, glass master shower w/steamer, huge deck with hot tub, one of kind, on the quiet all sports Round lake, which is the closet lake to downtown Petoskey and Harbor Springs. Great Location with sunset views! Owner is a licensed real estate Broker. Additional 1.17 acres available on adjacent lot.

CONSTRUCTION	Wood Frame/Site Built, Two Story +	WATER	Well
ROOF	Asphalt Shingle	SEWER	City
WINDOWS	Wood Sash, Thermo, Insulated, Low E	FEATURES	Built In Microwave, Cable, Cathedral Ceilings, Ceiling Fans, Central Air, Deck, Dishwasher, Dock, Dryer, Garbage Disposal, Hot Tub, Paved Drive, Range, Refrigerator, Sauna, Washer, Water View, Wood Fireplace, Wood Floors, Near Snowmobile Trails, Water Front
BASEMENT	Crawl, Slab		
GARAGE/CARPORT	Garage-Attached		
HEAT	Forced Air, LP Gas, In Floor Heating		

SHOWING INSTRUCTIONS **Call Listing Agent, Appointment**

Addendum:

Agent Remarks: One of kind home built by the owner who is a custom home builder.

Fee to Coop Broker - BB 2.5 Fee to Coop Broker - SA 2.5 Fee to Coop Broker - TC 0 Agent - Agent Name Steve Steffes List Ofc 1 - Ofc Name Little Traverse Realty List Ofc 1 - Phone Main (231) 439-9933 Owners Name Steffes - Broker Listing Date 9/24/2007 Days On Market 205	SOLD INFORMATION Sold Price Contract Date Closing Date How Sold Sell Agt 1 - Agt Name Sell Ofc 1 - Ofc Name Concessions (Y/N) Concessions Made Personal Prop. Inc. (Y/N) Personal Prop. Value
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