

Address: 8216 Leaping Buck Trail , Atlanta , MI ; 49709



MLS#:	201836341	List Price:	\$ 189,000
Type:	Residential Lot	Status:	Active
Prop Type:	Residential	Bedrooms:	4
Bathrooms:	2	Gar Y/N:	Yes
Gar Type:	Attached/UN	Gar Stall:	2
Style:	2+ Story	Waterfront:	Shared-Private Access
County:	Montmorency	In City Limits:	No
Lake/River Other: 5-Lakes, 2-Trout Streams			

Construction:	Frame	Frontage:	None	Tax ID	006-640-000-025-00
Lot Dim:	100 x 100	Yr Built:	1972	Above SqFt:	1456
Total SqFt:	2100	SqFt Source:	Old MLS	School District:	Atlanta
Township/City/Village:	Montmorency	Subdivision or T/R:	T32 N R2 E	Ownership Status:	Owner
Realtor.com Type:	Residential-Single Family	Full Baths	2	Half Baths	0
Internet Access	Fiber Optic	Development Website	CanadaCreekRanch.com		

Public Remarks: Beautiful Country Home on Canada Creek Ranch. A Spacious Year-Round Home, the main level has a Large Living Room, Sunroom, and Dining Room and Lots of Storage. Elevated Views with a Beautiful Deck off the Formal Dining Room. Located in a very quiet and secluded part of the ranch, this 4-Bedroom 2-Bath home has a Wood Stove in the Sunroom and Free Standing Gas Stove in the Lower Family Room for Cozy Evenings and Winters. The Lower Level has a Large Bedroom with a Full En Suite Bathroom. Also a Spacious Family Room or Hobby Room with sliding glass doors out to a nice Patio Deck and Garden area. The Attached 2-Car Garage has a direct entrance to a Mud Room, Work Shop, and the Lower Level Family Room.

Directions: From Atlanta North on M-33 about 12 miles to EL-BO INN, Go in main entrance follow Hilltop Trail to Leaping Buck Trail.

Legal: T32 N R2 E Sec 8 Lot 25 Valley Park & Lot 26

Showing Instructions: Appointment Only; Showingtime

Rooms:	Living Room Size: 11 x 22; Living Room Level: 1st; Dining Room Size: 14 x 15; Dining Room Level: 1st; Family Room Size: 12 x 20; Family Room Level: 1st; Kitchen Size: 7 x 12; Kitchen Level: 1st; Bedroom 1 Size: 12 x 14; Bedroom 1 Level: 2nd; Bedroom 2 Size: 9 x 11; Bedroom 2 Level: 1st; Bedroom 3 Size: 9 x 10; Bedroom 3 Level: 1st; Bedroom 4 Size: 7 x 11; Bedroom 4 Level: 1st; Bath 1 Type: Full; Bath 1 Level: Lower; Bath 1 Size: 8 x 9; Bath 2 Type: Full; Bath 2 Level: 1st; Bath 2 Size: 6 x 8; Utility Room Size: 7 x 9; Utility Room Level: 1st; Room Description 1: Sun Room; Room 1 Size: 10 x 21	Foundation:	Basement
Other Rooms:	Formal Dining; Mud Room; Sun Room; Workshop	Basement Specifics:	Full-Finished; Walkout; Basement Size: 800
Interior Features:	Freestanding Gas Stv; Wood Stove	Taxes and Possession:	Possession: TBD; Association Dues: Yes; Association Fee: 1,208
Appliances & Equipmt:	Blinds; Ceiling Fan; Curtain Rods; Dryer; Microwave; Range/Oven; Washer; Water Softener	Heating/Air:	Central Air; Forced Air; Natural Gas
		Laundry:	Lower Level
		Water:	Well
		Sewer:	Septic
		Age:	31+ Years Approx
		Exterior:	Wood
		Exterior Features:	Deck; Fence; Garden Area; Hunting Prop; Natural; Patio/Porch
		Road:	Dirt
		Terms:	Cash; Conventional Mortgage

Ownership Status: Owner

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