

**Address:** 22383 Shelton Trail , Atlanta , MI ; 49709



**MLS#:** 201837813 **List Price:** \$ 79,000  
**Type:** Residential **Status:** Active  
Lot  
**Prop Type:** Residential **Bedrooms:** 1  
**Bathrooms:** 1 **Gar Y/N:** Yes  
**Gar Type:** Detached/UN **Gar Stall:** 1  
**Style:** Cabin **Waterfront:** Deeded  
Access  
**County:** Montmorency  
**Lake/River Other:** Canada Creek Ranch Lakes

**Amt of Frontage:** DEEDED ACCESS  
**Construction:** Frame  
**Frontage:** None  
**Lake/River Name:** Lake Geneva  
**Tax ID:** 006-650-000-038. 39 & 40 - 00  
**Lot Dim:** 150 x 100  
**Lot Size:** 150,100.00  
**Above SqFt:** 605  
**Total SqFt:** 605  
**School District:** Atlanta  
**Township/City/Village:** Montmorency  
**Subdivision or T/R:** T32N R2E  
**Ownership Status:** Owner  
**Realtor.com Type:** Residential-Single Family  
**Full Baths:** 1  
**Half Baths:** 0  
**Internet Access:** Fiber Optic  
**Development Website:** WWW.CANADACREEKRANCH.COM

**Public Remarks:** Charming one-bedroom cabin on three lots in Canada Creek Ranch, a private hunting and fishing club. Remodeling has been started with newer vinyl windows, a new front door, and nice flooring already in place. The bedroom and bathroom are drywalled and mudded, with an updated bath. The kitchen and living area need finishing, and some materials including insulation and drywall are on site. A small detached garage offers storage. Great opportunity to finish your own Northern Michigan getaway within this sought-after recreational community.

**Directions:** M32 TO S ENTRANCE TO PETE TRAIL TO SHELTON TRAILS

**Legal:** T32N R2E SEC 8 & 17 LOTS 38, 39 & 40

**Showing Instructions:** Lock Box; Showingtime

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| <b>Rooms:</b> Living Room Size: 9 X 14; Living Room Level: 1st; Dining Room Size: combo; Dining Room Level: 1st; Kitchen Size: 16'4" X 13'11"; Kitchen Level: 1st; Bedroom 1 Size: 11'1" X 10; Bedroom 1 Level: 1st; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 6'3" X 7'10"; Utility Room Size: 5'1" X 11' X 3" | <b>Foundation:</b> Crawl<br><b>Basement Specifics:</b> None<br><b>Schools:</b> Elementary School: Atlanta; High School: Atlanta<br><b>Taxes and Possession:</b> Taxes: 518.19; Tax Year: 2024; Homestead: No; Special Assessments: No; Possession: IMMEDIATE; Association Dues: Yes; Association Fee: 1200.00 +/-; Association Fee Frequency: Annually                                    |
| <b>Interior Features:</b> Vaulted Ceilings; 1st Flr Master Bdrm<br><b>Appliances &amp; Equipmt:</b> Dryer; Microwave; Refrigerator; Range/Oven; Washer; Water Heater: Electric                                                                                                                                           | <b>Heating/Air:</b> Baseboard; Electric<br><b>Laundry:</b> None<br><b>Water:</b> Well<br><b>Sewer:</b> Septic<br><b>Age:</b> 31+ Years Approx<br><b>Exterior:</b> Wood<br><b>Exterior Features:</b> Fixer-Upper; Hunting Camp; Hunting Prop; Natural<br><b>Road:</b> Dirt; Maintained<br><b>Terms:</b> Cash<br><b>Sign:</b> Sign: Yes<br><b>Documents/Disclosure:</b> Property Disclosure |

**Ownership Status:** Owner

