

**Address:** 22480 Dowsett Trail , Atlanta , MI ; 49709



**MLS#:** 201839263 **List Price:** \$ 260,000  
**Type:** Residential **Status:** Active  
Lot  
**Prop Type:** Residential **Bedrooms:** 4  
**Bathrooms:** 2 **Gar Y/N:** Yes  
**Gar Type:** Attached/UN **Gar Stall:** 2.5  
**Gar Size:** 600 sf **Style:** Multi-Level  
**Waterfront:** No **County:** Montmorency  
**Development:** Canada **In City:** No  
Creek **Limits:**  
Ranch

**Lake/River Other:**

<b>Construction:</b>	Frame	<b>Frontage:</b>	Lake	<b>Tax ID</b>	006-610-000-011-00
<b>Lot Dim:</b>	200 x 100	<b>Yr Built:</b>	1967	<b>Above SqFt:</b>	980
<b>Total SqFt:</b>	1960	<b>SqFt Source:</b>	County Records	<b>School District:</b>	Atlanta
<b>Township/City/Village:</b>	Montmorency	<b>Subdivision or T/R:</b>	T32N R2E	<b>Ownership Status:</b>	Trust
<b>Realtor.com Type:</b>	Residential-Single Family	<b>Full Baths</b>	2	<b>Half Baths</b>	0
<b>Internet Access</b>	Fiber Optic				

**Public Remarks:** 4 bedroom, 2 bath home in Canada Creek Ranch, a hunting and fishing club, set on The Ridge--one of the most desirable locations in the Ranch. This well-maintained home features a Perma-Log exterior for low maintenance and lasting Up North appeal, paired with warm wood interiors and a classic brick fireplace that anchors the living space. The layout offers comfortable gathering areas along with plenty of room for family and guests. Large windows bring in natural light and frame the surrounding landscape, while the rear decking provides a peaceful setting to take in the elevated views--perfect for morning coffee or unwinding after a day outdoors. Located within 13,500 acres of private land, Canada Creek Ranch offers unmatched recreation including private lakes, blue ribbon trout stream

**Directions:** S Entrance Rd to Dowsett Trail to Property

**Legal:** LOTS 11-14 CANANDA CREEK RANCH

**Showing Instructions:** Showingtime

<b>Rooms:</b>	Living Room Size: 27.4 x 13; Living Room Level: 1st; Dining Room Size: 13 x 9; Dining Room Level: 1st; Family Room Size: 12'2" x 23' 3"; Family Room Level: 1st; Kitchen Size: 11'11" x 13'6"; Kitchen Level: 1st; Bedroom 1 Size: 10'2" x 12' 4"; Bedroom 1 Level: 1st; Bedroom 2 Size: 11'3" x 10'5"; Bedroom 2 Level: Lower; Bedroom 3 Size: 10'8" x 12' 10"; Bedroom 3 Level: Lower; Bedroom 4 Size: 10'7" x 9'10"; Bedroom 4 Level: lower; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 10'4" x 4'11"; Bath 2 Type: Full; Bath 2 Level: Lower; Bath 2 Size: 6'8" x 7'10"; Utility Room Size: 13'5" x 13'3"; Utility Room Level: lower	<b>Foundation:</b> Basement <b>Basement Specifics:</b> Full; Full-Finished; Walkout; Basement Size: 980 sf; Percentage: 90 <b>Schools:</b> Elementary School: Atlanta; High School: Atlanta <b>Taxes and Possession:</b> Taxes: 1813.08; Tax Year: 2024; Homestead: Yes; Possession: TBD; Association Dues: Yes; Association Fee: 1350.00 <b>Heating/Air:</b> Baseboard; Hot Water; Natural Gas <b>Laundry:</b> Lower Level <b>Water:</b> Well <b>Sewer:</b> Septic <b>Age:</b> 31+ Years Approx
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<b>Other</b>	Family Room; Office	<b>Exterior:</b>	Permalog
<b>Rooms:</b>		<b>Exterior Features:</b>	Deck; Hunting Prop; Landscaped; Shed
<b>Interior</b>	Doorwall; Fireplace; 1st Flr Master	<b>Road:</b>	Dirt; Maintained; Private
<b>Features:</b>	Bdrm	<b>Terms:</b>	Cash; Conventional Mortgage
<b>Appliances &amp; Equipmt:</b>	Blinds; Ceiling Fan; Curtain Rods; Dishwasher; Dryer; Freezer; Garbage Disposal; Microwave; Refrigerator; Range/Oven; Washer	<b>Sign:</b>	Sign: Yes
		<b>Documents/Disclosure:</b>	Property Disclosure
<b>Ownership Status:</b>	Trust		

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