

Address: 23319 Porcupine Trail , Atlanta , MI ; 49709



MLS#:	201839449	List Price:	\$ 230,000
Type:	Residential Lot	Status:	Active
Prop Type:	Residential	Bedrooms:	2
Bathrooms:	2	Gar Y/N:	Yes
Gar Type:	Detached/UN	Gar Stall:	2.5
Style:	Cabin	Waterfront:	Deeded Access
County:	Montmorency		

Lake/River Other:

Construction:	Frame	Frontage:	Lake	Lake/River Name:	Lake Geneva
Tax ID	006-620-000-050-00	Lot Dim:	150 x 100	Yr Built:	1935
Above SqFt:	849	Total SqFt:	849	SqFt Source:	County Records
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	1	Internet Access	Fiber Optic		

Public Remarks: Tucked among the pines of Canada Creek Ranch, a hunting and fishing club, this very cute 2-bedroom cabin delivers the rustic Up North feel you're looking for. Warm wood interiors and cozy charm make it the perfect getaway. Being sold furnished, you can start enjoying it from day one. Set on three lots, you'll have space to roam and relax in a peaceful setting. A detached garage/pole building gives you great storage for your toys and gear. Step outside and enjoy 13,500 acres of private land, 5 lakes, and blue ribbon trout streams--along with some of the best hunting and fishing northern Michigan has to offer.

Directions: From south entrance a slight right on Bergon Trl to slight left on Ball Trail left on Shelton Tril right on Cedar Grove and right on Porcupine Trl

Legal: LOTS 48, 49 & 50 GENEVA PARK

Showing Instructions: Lock Box; Showingtime

Rooms:	Living Room Size: 13.7 x 12.5; Living Room Level: Select One; Dining Room Size: combo; Dining Room Level: Select One; Kitchen Size: 13.2 x 11.2; Kitchen Level: Select One; Bedroom 1 Size: 13.10 x 13.10; Bedroom 1 Level: Select One; Bedroom 2 Size: 8.11 x 8.3; Bedroom 2 Level: Select One; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 6.2 x 11.3; Bath 2 Type: Half; Bath 2 Level: 1st; Bath 2 Size: 3.5 x 8.7; Other Room 1: hall with closets; Other Room 2: 9.7 x 8.3	Foundation:	Slab
Interior Features:	Freestanding Gas Stv; Vaulted Ceilings; 1st Flr Master Bdrm; Stacked Washer/Dryer	Basement Specifics:	None
Appliances & Equipmt:	Blinds; Ceiling Fan; Curtain Rods; Dryer; Microwave; Refrigerator;	Schools:	Elementary School: Atlanta; High School: Atlanta
		Taxes and Possession:	Taxes: 1184.84; Tax Year: 2024; Homestead: No; Special Assessments: No; Possession: TBD; Association Dues: Yes; Association Fee: 1350.00; Association Fee Frequency: Annually
		Heating/Air:	Propane; Space Heater
		Laundry:	Bathroom; Main Level
		Water:	Well
		Sewer:	Septic
		Age:	31+ Years Approx
		Exterior:	Wood

Range/Oven; Washer; LP Tank: Own;
Water Heater: Electric

Exterior Features:

Hunting Prop;
Landscaped; Natural;
Patio/Porch
Dirt; Maintained
Cash; Conventional
Mortgage
Sign: Yes
Property Disclosure

Road:
Terms:
Sign:
Documents/Disclosure:

Ownership Status:

Owner

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