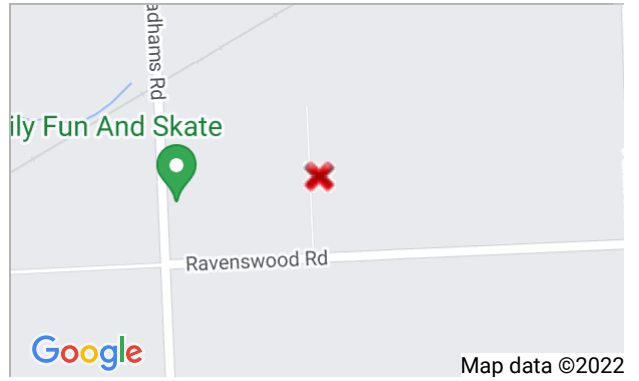




For Sale      Single Family      Active  
Activation Date 5/20/2022



Smiths Creek / Wadhams  
94 to S on Range to W on Ravenswood

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**Property & Utilities Information** ----- [Click for Community Reports](#)

Year Built	<b>1987</b>	Above Grd SqFt	<b>1700</b>	County	<b>St. Clair</b>
Bedrooms	<b>2</b>	Below Grd SqFt		Area (Municipality)	<b>Kimball Twp (74040)</b>
Baths/Lavs	<b>2 / 0</b>	Below Grd Fin		School District	<b>Port Huron Area School District</b>
Acres/Frt Ft	<b>5.00</b>	Source of SqFt		Subdivision	
Lot Size	<b>154x1288x156x1...</b>	Foundation	<b>Slab</b>	Site Condo	

**Legal / Tax / Financial** ----- [Click for Realist Property Tax Info](#)

Property ID	<b>74250234005000</b>	Ownership	<b>Private</b>	Homestead/PRE	<b>Yes</b>	Short Sale	<b>No</b>
Assessments		Encroachment(s)				Summer Tax	<b>1581.85</b>
Water	<b>Private Well</b>	Sewer	<b>Septic</b>			Winter Tax	<b>975.65</b>
Assoc Fee	<b>No</b>	Assoc Dues				<b>Total Tax</b>	<b>2557.50</b>
HOA Phone		HOA Contact					
Legal Desc	BEG N89°52'13"E 1688.71' FROM SW SEC COR, TH N89°52'13"E 169.08', TH N0°6'00"E 1288.19', TH S89°52'13"W 169.08', TH S0°6'0"E 1288.19' TO BEG SECTION 23 T6N R16E 5 A						

**Listing Information** ----- [Click for Property History](#)

List Date	<b>5/17/2022</b>	Full Srv Listing	<b>Yes</b>	Contract	<b>Exclusive Right to Sell</b>	Sale/Rent	<b>For Sale</b>
List Excep.		Prot Period	<b>90</b>	DOM	<b>4 / 4</b>	Original Price	<b>\$285,000</b>
Possession	<b>Close Plus 30 Days</b>	Off Mkt Date		Pend Date:		Closing Date	
Terms	<b>Cash, Conventional, FHA</b>						
LC #Months		LC Down Pmt		LC Interest Rate		LC Incl Taxes/Ins	

**Interior & Exterior Information** -----

Structure	<b>Bi-Level</b>	Exterior Const	<b>Vinyl Siding</b>	Heating	<b>Forced Air</b>	Fuel Type	<b>Natural Gas</b>
Architecture	<b>Raised Ranch</b>	Basement Type		Cooling	<b>Central A/C</b>	Water Heater	<b>Gas</b>
Gar #of Car	<b>1.00</b>	Garage Type	<b>Attached Garage</b>				
Fireplace	<b>Gas Fireplace, LivRoom Fireplace</b>						
Appliances	<b>Dishwasher, Disposal, Microwave, Range/Oven</b>						
Ext Features	<b>Porch</b>						

Room	Level	Dimensions	Floor	Room	Level	Dimensions	Floor	Room	Level	Dimensions	Floor
Living Room	<b>Second</b>	<b>15 x 24</b>	<b>Wood</b>	Bedroom 1	<b>Second</b>	<b>11 x 12</b>	<b>Carpet</b>	Great Room		x	
Dining Rm	<b>Second</b>	<b>8 x 12</b>	<b>Wood</b>	Bedroom 2	<b>Entry</b>	<b>15 x 22</b>	<b>Carpet</b>	Library/Den		x	
Kitchen	<b>Second</b>	<b>10 x 12</b>	<b>Wood</b>	Bedroom 3		x		Laundry Room		x	
Brkfst Nook		x		Bedroom 4		x		Sun/FLA Rm		x	
Family Room		x		Bedroom 5		x		Sitting Room		x	

**Agent Remarks** Please send all offers to dsimpson20@comcast.net. A licensed agent must be present at all showings, inspections, walk-throughs, etc.  
**Public Remarks** Plenty of privacy awaits with your next home! The home sits back plenty of distance off the road with a long private drive for ultimate peace and privacy! In addition to being situated on 5 acres, your next home has a deep pond that's stocked and ready for a fisherman like you! Fish off of your private dock or simply relax with a good book! There are also TWO pole barns! The first is 40x50 with concrete floors. The second pole barn is insulated, drywalled, and ready to be used as a separate workshop. The large deck and spacious yard are perfect for those upcoming summer cookouts! With plenty of parking for your RV, Camper, SXS, 4-Wheeler, and other toys, this home is the one you've been looking for!

Listing Office **KW Platinum Port Huron - Main: 810-385-0600**  
 Listing Agent **David Simpson - Cell: 810-650-4920**  
**dsimpson20@comcast.net**

BA Comp **Y**      **PER**      **3%**  
 NA Comp  
 SA Comp **N**