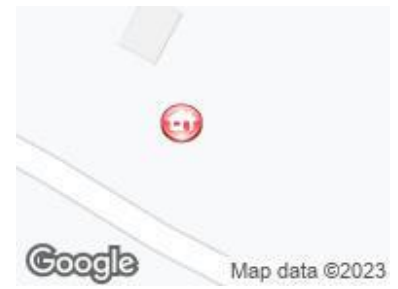


CLIENT VIEW - DYNAMIC



MLS # 50127243
Address 5228 Winchester Way
Area (Municipality) Butman Twp (26006)
Mail City Gladwin
County Gladwin
State MI
Zip 48624
Class RESIDENTIAL
Type Single Family
Sale/Rent For Sale
Status Active
Asking Price \$229,907



LEGAL DESCRIPTION

Legal Description 20 1W WINCHESTER REALM SUB LOT 120

PUBLIC REMARKS

Public Remarks Check out this beautifully updated, lake-view home in beautiful Sugar Springs! This home sits across the street from Lake Lancelot & offers a great view of the lake & direct access to a commons strip that leads to the lake. You'll love all of the updates that have been done to this home, featuring a fully updated kitchen, ceramic tile backsplash, new stainless steel appliances, updated bathrooms, all new flooring, new fixtures throughout, new wood laminate ceiling beam, new Trex decking, cable deck railings, updated gas log fireplace, new central A/C unit & much, much more. The exterior also features a large storage shed, beautiful landscaping, large manicured yard, concrete & blacktop driveway, concrete steps to the entry and more! Three sides of the lot is surrounded by Sugar Springs commons area for a great buffer zone between neighbors. Watch beautiful sunrises in the morning and gorgeous sunsets in the evening. Watch deer & a large variety of birds from all sides of the house. Take a short bike ride or walk down the road to the Islander Beach Club with one of the nicest beaches and playgrounds in the Sugar Springs area. There is even a boat launch at the beach club! There is also another dock area within walking distance. Enjoy what Sugar Springs has to offer, including 2 all-sports lakes, several beach clubs, possible dock rentals, an 18-hole championship golf course, restaurant, indoor heated swimming pool, fitness area, campground, walking trails, tennis courts and more! * Sellers won't be considering offers until after 12pm on Monday, Nov 13th, 2023

BUILDING. PROPERTY & LOCATION

Year Built	2001	New Construction Y/N	No
Above Grade SqFt	1296	Total SqFt Finished	1,596
Bedrooms	2	Bathrooms Full	2
Bathrooms Half	1	Bathrooms Total	3
Fireplace Y/N	Yes	Basement Y/N	Yes
Below Grade SqFt	864	Below Grade SqFt Finished	300
Structure Style	1 1/2 Story	Garage # of Car	2.00
Pets Allowed Y/N	Yes	Site Condo Y/N	No
Association Contact	Sugar Springs POA Office	Association Name	Sugar Springs
Association Phone	989-426-4111	Manufactured Y/N	No
Waterfront Y/N	No	Body of Water	Lake Lancelot
Frontage	94	Frontage Type	Road
Lot Size	94x160x138x155	Acreage	0.40
Cross Street 1	Islander Way	Cross Street 2	Winchester Way
Directions	From Gladwin: M-61 E to Hockaday Road N to Sugar River Road L to Eastchester L to Winchester L to Islander Way L to Winchester Way R to home.	Side of Street	N
Subdivision	Winchester Realm	Municipality	Butman Twp
Municipality Type	Township	School District	Gladwin Community Schools
Property ID	060-200-000-120-00		

ROOMS & DIMENSIONS

Bedroom 1 Level	Upper	Bedroom 2 Level	Upper
Bathroom 1 Level	Main	Bathroom 2 Level	Upper
Lavatory 1 Level	Lower	Living Room Level	Main
Dining Room Level	Main	Kitchen Level	Main
Living Room Length	17	Living Room Width	14
Dining Room Length	12	Dining Room Width	10
Kitchen Length	10	Kitchen Width	8
Bedroom 1 Length	15	Bedroom 1 Width	11
Bedroom 2 Length	14	Bedroom 2 Width	12
Bathroom 1 Floor Covering	Laminate	Bathroom 2 Floor Covering	Laminate

ROOMS & DIMENSIONS

Lavatory 1 Floor Covering Vinyl

FEATURES

APPLIANCES

Dishwasher
Dryer
Microwave
Range/Oven
Refrigerator
Washer
Water Softener - Owned

BASEMENT TYPE

Full
Partially Finished
Poured

ASSOC/COMMUNITY AMENITIES

Club House
Exercise/Facility Room
Golf Course
Park
Playground
Pool/Hot Tub
Tennis Courts
Pets-Allowed
Airport/Runway
Restaurant
Storage
Beach Area
Trail(s)

COOLING SYSTEM

Ceiling Fan(s)
Central A/C

EXTERIOR CONSTRUCTION

Vinyl Siding

EXTERIOR FEATURES

Exterior Balcony
Deck

FIREPLACE FEATURES

Gas Fireplace
LivRoom Fireplace

FOUNDATION TYPE

Basement

GARAGE TYPE

Attached Garage
Basement Garage

HEAT/FUEL TYPE

Natural Gas

HEATING SYSTEM

Forced Air

WATER HEATER

Gas

INTERIOR FEATURES

9 ft + Ceilings
Cathedral/Vaulted Ceiling

SITE/LOT FEATURES

Rural
Subdivision
Platted

MAIN FLOOR FULL BATH

Yes

UTILITIES

Electricity Connected
Natural Gas Connected
Sewer Connected
Hard Line Internet
Internet Spectrum

VIEW

Lake View

FINANCIAL TERMS

Cash
Conventional

ASSOCIATION FEE INCLUDES

HOA

ROADS

City/County
Paved Street
Year Round

SEWER/SEPTIC

Public Sanitary

SOURCE OF SQ FT

Other (SourceSqft)

ARCHITECTURE STYLE

Chalet

TYPE

Residential

WATER

Private Well

WATER FEATURES

Lake/River Access
Association Access
Water View
Beach Access

ZONING

Residential

LISTING INFORMATION

Full Address(es) 5228 Winchester WAY, Gladwin, MI 48624

Update Date 11/8/2023

Lease Y/N No

Listing Date 11/8/2023

Cumulative DOM 0

Status Date 11/8/2023

TAX & FINANCIAL

Subj to Short Sale Apprvl No

Association Y/N Yes

Fee Schedule Yearly

PRE/Homestead Yes

Summer Tax \$777.39

Winter Tax \$1,101.72

Total Tax Amount \$1,879.11

SEV \$73,600.00

Ownership Private

Fee Amount 570.00

Assessments Y/N No

Summer Tax Yr 2022

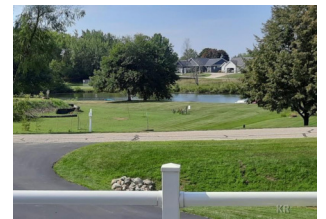
Winter Tax Yr 2022

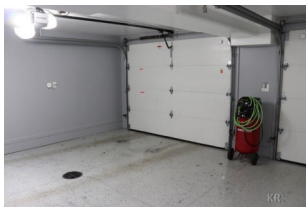
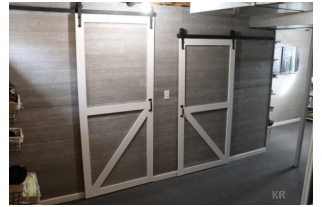
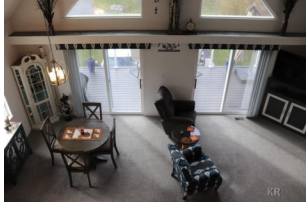
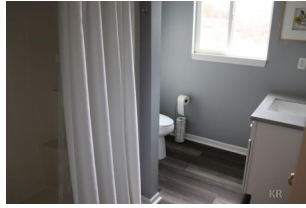
Total Tax Year 2022

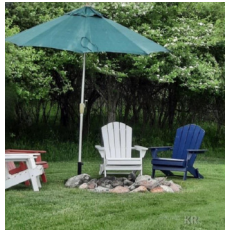
SEV Year 2023

Taxable Value \$65,512.00

ADDITIONAL PICTURES







DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.