

CLIENT VIEW - DYNAMIC



MLS # 50139549
Address 264 & 274 Flynn Drive
Area (Municipality) Hay Twp (26011)
Mail City Gladwin
County Gladwin
State MI
Zip 48624
Class RESIDENTIAL
Type Single Family
Sale/Rent For Sale
Status Active
Asking Price \$183,928



PUBLIC REMARKS

Public Remarks Wow! Check out this gorgeous waterfront home or cottage on a scenic bend of Smallwood Lake / Tittabawassee River! This home has been extremely well maintained and has so much to offer, including 3 bedrooms, 1.5 baths, spacious living room, full kitchen, separate dining area, covered lake-facing porch, spacious mudroom with laundry area, attached 2 car garage and so much more! This property also features a detached 30x60 garage, 80 ft of steel seawall, suspended dock, 12x20 shed, 5 inch modern well with submersible pump, raised septic, parking area for a camper or guests. All of this sits on 4 lots with an amazing panoramic view! Take a FLY THRU DRONE TOUR: <http://tinyurl.com/264flynn>

BUILDING. PROPERTY & LOCATION

Year Built	1969	New Construction Y/N	No
Above Grade SqFt	1040	Total SqFt Finished	1,040
Bedrooms	3	Bathrooms Full	1
Bathrooms Half	1	Bathrooms Total	2
Fireplace Y/N	No	Basement Y/N	No
Below Grade SqFt	0	Below Grade SqFt Finished	0
Structure Style	1 Story	Garage # of Car	6.00
Garage Dimensions	22x22 & 30x60	Site Condo Y/N	No
Manufactured Y/N	No	Waterfront Y/N	Yes
Body of Water	Smallwood Lake	Frontage	80
Frontage Type	Water	Lot Size	80.71x295.76x80.84x326.57
Acreage	0.57	Cross Street 1	Lakeview
Cross Street 2	Fynn	Directions	From Gladwin: M-61 W to Lakeview Dr, L to the dead end. Flynn Dr starts at the end of Lakeview.
Side of Street	E	Subdivision	Riverside Terrace Sub
Municipality	Hay Twp	Municipality Type	Township
School District	Gladwin Community Schools	Property ID	110-290-000-009-00 & 026 & 027

FEATURES

APPLIANCES Range/Oven Refrigerator Washer	WATER HEATER Electric	ROADS Gravel Private Road	OUT BUILDINGS Shed Garage(s) Second Garage
BASEMENT TYPE None (Basement)	INTERIOR FEATURES Cathedral/Vaulted Ceiling	SEWER/SEPTIC Septic	WATER Private Well
COOLING SYSTEM Ceiling Fan(s)	SITE/LOT FEATURES Rural Subdivision Sloping	SOURCE OF SQ FT Measured	WATER FEATURES All Sports Lake Lake Frontage River Frontage Sea Wall Waterfront Interior Lake
EXTERIOR CONSTRUCTION Vinyl Siding	SHORELINE Lawn	ARCHITECTURE STYLE Ranch Manufactured	ZONING Residential
EXTERIOR FEATURES Porch	UTILITIES Electricity Connected Propane Propane Tank Leased	ROOMS Breezeway Entry First Floor Bedroom First Floor Laundry Living Room Utility/Laundry Room First Flr Lavatory First Flr Full Bathroom Shared Bathroom Dining "L"	MANUFACTURED BODY TYPE Double Wide Manufactured Before 1976
FOUNDATION TYPE Crawl	VIEW Lake View River View		
GARAGE TYPE Attached Garage Detached Garage	FINANCIAL TERMS Cash Conventional		
HEAT/FUEL TYPE LP/Propane Gas	PARKING 3 or More Spaces		
HEATING SYSTEM Forced Air			

FEATURES

Garage

ROOMS & DIMENSIONS

Bedroom 1 Level	Main	Bedroom 2 Level	Main
Bedroom 3 Level	Main	Bathroom 1 Level	Main
Lavatory 1 Level	Main	Living Room Level	Main
Dining Room Level	Main	Kitchen Level	Main
Laundry Room Level	Main	Living Room Length	20
Living Room Width	14	Dining Room Length	13
Dining Room Width	10	Kitchen Length	13
Kitchen Width	10	Bedroom 1 Length	11
Bedroom 1 Width	9	Bedroom 2 Length	11
Bedroom 2 Width	9	Bedroom 3 Length	9
Bedroom 3 Width	9	Bathroom 1 Length	7
Bathroom 1 Width	7	Lavatory 1 Length	6
Lavatory 1 Width	4	Laundry Room Length	15
Laundry Room Width	12	Bathroom 1 Floor Covering	Laminate
Lavatory 1 Floor Covering	Laminate	Bedroom 1 Floor Covering	Vinyl
Bedroom 2 Floor Covering	Vinyl	Bedroom 3 Floor Covering	Vinyl
Living Rm Floor Covering	Carpet	Dining Rm Floor Covering	Carpet
Laundry Rm Floor Covering	Laminate	Kitchen Floor Covering	Laminate

LEGAL DESCRIPTION

Legal Description 18 1E SUPV PLAT OF RIVERSIDE TERRACE SUB LOTS 9 & 25 (and) RIVERSIDE TERRACE SUB LOT 26 (and) RIVERSIDE TERRACE SUB LOT 27 Tax ID's: 110-290-000-009-00 & 110-290-000-026-00 & 110-290-000-027-00

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	Ownership	Private
Association Y/N	No	Assessments Y/N	Yes
Assessments Amount	\$287.93	PRE/Homestead	No
Summer Tax Yr	2022	Summer Tax	\$1,594.00
Winter Tax Yr	2022	Winter Tax	\$1,132.00
Total Tax Year	2022	Total Tax Amount	\$2,726.00
SEV Year	2023	SEV	\$55,300.00
Taxable Value	\$53,128.00		

LISTING INFORMATION

Full Address(es)	264 & 274 Flynn DR, Gladwin, MI 48624	Listing Date	4/23/2024
Update Date	4/23/2024	Cumulative DOM	0
Lease Y/N	No	Status Date	4/23/2024

ADDITIONAL PICTURES







DISCLAIMER

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