

CLIENT VIEW - DYNAMIC



MLS # 50138175
Address 6932/6946 Railroad Road
Area (Municipality) Hamilton Twp (18008)
Mail City Harrison
County Clare
State MI
Zip 48625
Class RESIDENTIAL
Type Single Family
Sale/Rent For Sale
Status Active
Asking Price \$129,900



PUBLIC REMARKS

Public Remarks Immaculate 2 bedroom 1 bath barndominium built in 2020 on two lots with a detached garage and lake access. New septic on the house lot. Spray foam insulation, radiant heat in the concrete floors, rv washer/dryer in one, instant hot water heater, ERV ventilation system, electric fireplace, cathedral ceilings, full kitchen and more. All appliances included~microwave/convection oven, stove top, dishwasher, refrigerator and water softener. One bedroom and a sitting area up stairs and the rest is on the main level. Garage lot has an old well and septic of unknown condition on it. Park a camper for family to stay in when they visit with potentially full hookup. All of this on almost a half acre. Don't miss out on this newer build immaculate home today walking distance to a boat launch and a beach! Call for a showing! Take a DRONE FLY THRU TOUR: <https://tinyurl.com/6932railroad>

BUILDING. PROPERTY & LOCATION

Year Built	2020	New Construction Y/N	No
Above Grade SqFt	919	Total SqFt Finished	919
Bedrooms	2	Bathrooms Full	1
Bathrooms Half	0	Bathrooms Total	1
Fireplace Y/N	Yes	Basement Y/N	No
Below Grade SqFt	0	Below Grade SqFt Finished	0
Structure Style	1 1/2 Story	Garage # of Car	1.50
Encroachment Y/N	No	Site Condo Y/N	No
Manufactured Y/N	No	Waterfront Y/N	No
Frontage	139	Frontage Type	Road
Lot Size	139x150	Acreage	0.48
Cross Street 1	dodge lake	Cross Street 2	Railroad
Directions	M61 West of Gladwin to Dodge Lake Rd, right to Railroad Rd, left to home on left		
Subdivision	Dodge City A Sub	Municipality	Hamilton Twp
Municipality Type	Township	School District	Harrison Community Schools
Property ID	008-080-060-00 & 059-00		

FEATURES

APPLIANCES Dishwasher Microwave Range/Oven Refrigerator Water Softener - Owned	FOUNDATION TYPE Slab GARAGE TYPE Detached Garage HEAT/FUEL TYPE LP/Propane Gas HEATING SYSTEM Radiant WATER HEATER Tankless Hot Water	FIRST FLOOR BEDROOM Yes MAIN FLOOR FULL BATH Yes VIEW Rural View FINANCIAL TERMS Cash Conventional ROADS City/County Gravel	SEWER/SEPTIC Septic SOURCE OF SQ FT Estimated ARCHITECTURE STYLE Barndominium OUT BUILDINGS Garage(s) WATER Private Well WATER FEATURES Lake/River Access ZONING Residential
BASEMENT TYPE None (Basement) COOLING SYSTEM Ceiling Fan(s) EXTERIOR CONSTRUCTION Metal Siding FIREPLACE FEATURES Electric Fireplace	HEATING SYSTEM Radiant WATER HEATER Tankless Hot Water INTERIOR FEATURES Cathedral/Vaulted Ceiling SITE/LOT FEATURES Rural Subdivision Platted		

ROOMS & DIMENSIONS

Bedroom 1 Level	Main	Bedroom 2 Level	Upper
Bathroom 1 Level	Main	Living Room Level	Main
Kitchen Level	Main	Sitting Room Level	Upper
Living Room Length	27	Living Room Width	12

ROOMS & DIMENSIONS

Kitchen Length	10	Kitchen Width	8
Bedroom 1 Length	10	Bedroom 1 Width	10
Bedroom 2 Length	10	Bedroom 2 Width	10
Bathroom 1 Length	10	Bathroom 1 Width	5
Sitting Room Length	13	Sitting Room Width	6
Bathroom 1 Floor Covering	Concrete	Bedroom 2 Floor Covering	Carpet
Living Rm Floor Covering	Concrete	Sitting Rm Floor Covering	Carpet
Kitchen Floor Covering	Concrete		

LEGAL DESCRIPTION

Legal Description T19N R3W SEC 19 6932 RAILROAD ST LOT 60 DODGE CITY A SUB. & 6946 RAILROAD ST LOT 59 DODGE CITY A SUB

TAX & FINANCIAL

Subj to Short Sale Apprvl	No	Ownership	Private
Association Y/N	No	Assessments Y/N	No
PRE/Homestead	No	Summer Tax Yr	2022
Summer Tax	\$296.00	Winter Tax Yr	2022
Winter Tax	\$1,494.00	Total Tax Year	2022
Total Tax Amount	\$1,790.00	SEV Year	2023
SEV	\$37,000.00	Taxable Value	\$28,791.00

LISTING INFORMATION

Full Address(es)	6932/6946 Railroad RD, Harrison, MI 48625	Listing Date	4/10/2024
Update Date	4/10/2024	Cumulative DOM	0
Lease Y/N	No	Status Date	4/10/2024

ADDITIONAL PICTURES



3/4 bath



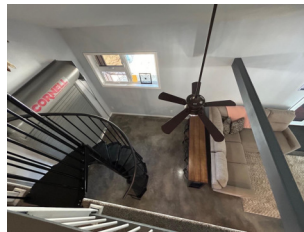
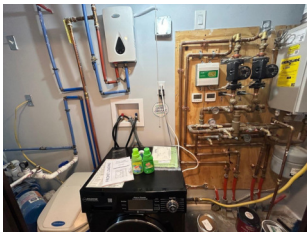
bedroom

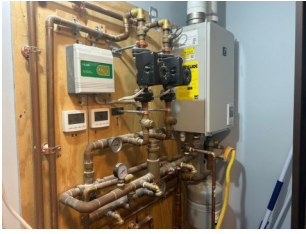


bedroom



Sitting area





Front Yard

Back yard



DISCLAIMER

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