

**CLIENT VIEW - DYNAMIC**



**MLS #** 50113583  
**Address** 5225 Huntington Way  
**Area (Municipality)** Butman Twp (26006)  
**Mail City** Gladwin  
**County** Gladwin  
**State** MI  
**Zip** 48624  
**Class** VACANT LAND  
**Type** Vacant Land  
**Sale/Rent** For Sale  
**Status** Active  
**Asking Price** \$249,987



**PUBLIC REMARKS**

**Public Remarks** Wow! Check out this one of a kind waterfront lot in Sugar Springs with over 482 ft of waterfront on Lake Lancelot. This beautiful lot features gorgeous panoramic views, 5 inch well w/submersible pump, sewer hookup, electric and driveway. This lot is ready for you to set up camp on the lake or build your dream home on the point! Enjoy what Sugar Springs has to offer, including 2 all sports lakes, several beach clubs, possible dock rentals, 18 hole championship golf course, restaurant, indoor heated swimming pool, fitness area, campground, walking trails, tennis courts and more!

**LISTING INFORMATION**

<b>Full Address(es)</b>	5225 Huntington Way, Gladwin, MI 48624	<b>FIPS</b>	26051
<b>Input Date</b>	6/27/2023 3:44 PM	<b>Original MLS#</b>	50113583
<b>Originating MLS</b>	Clare Gladwin Board of REALTORS	<b>Original Price</b>	\$249,987
<b>Price Date</b>	6/27/2023	<b>Listing Date</b>	6/27/2023
<b>Listing Exception Y/N</b>	No	<b>Update Date</b>	6/27/2023
<b>HotSheet Date</b>	6/27/2023	<b>Status Date</b>	6/27/2023
<b>Cumulative DOM</b>	0	<b>Cumulative DOMLS</b>	0
<b>Signed Disclosure Y/N</b>	No	<b>Guest Listings Y/N</b>	No
<b>Contract</b>	Exclusive Right to Sell	<b>Lease Y/N</b>	No
<b>Additional Documents YN</b>	Yes	<b>Associated Document Count</b>	2
<b>Additional Document1 Type</b>	Supporting docs	<b>Picture Count</b>	13

**PROPERTY & LOCATION**

<b>Style</b>	Vacant Land	<b>Survey On File Y/N</b>	No
<b>Site Condo Y/N</b>	No	<b>Waterfront Y/N</b>	Yes
<b>Body of Water</b>	Lake Lancelot	<b>Frontage</b>	482
<b>Lot Size</b>	210.74x271.23x106x265.47	<b>Acreage</b>	0.76
<b>Cross Street 1</b>	Huntington Way	<b>Cross Street 2</b>	Lexington
<b>Directions</b>	From Gladwin: M-18 N to M-18 W to Round Lake Road N to Sugar River Road R to Huntington Way R to the very end of the road.	<b>Subdivision</b>	Huntington Realm
<b>Municipality</b>	Butman Twp	<b>Municipality Type</b>	Township
<b>School District</b>	Gladwin Community Schools	<b>Property ID</b>	060-110-000-112-00

**TAX & FINANCIAL**

<b>Subj to Short Sale Apprvl</b>	No	<b>Ownership</b>	Private
<b>Owners Name</b>	Frances Kaye Baker	<b>Association Y/N</b>	Yes
<b>Fee Amount</b>	\$640.00	<b>Fee Schedule</b>	Yearly
<b>Assessments Y/N</b>	No	<b>Principal Res Exempt Y/N</b>	No
<b>Summer Tax Year</b>	2021	<b>Summer Tax Amount</b>	1266.33
<b>Winter Tax Year</b>	2021	<b>Winter Tax Amount</b>	570.73
<b>Total Tax Year</b>	2021	<b>Total Tax Amount</b>	1837.06
<b>SEV Year</b>	2021	<b>SEV</b>	62100.00
<b>Taxable Value</b>	\$41,330.00		

**FEATURES**

<b>COMMUNITY AMENITIES</b>	<b>FUEL ON SITE</b>	<b>ROADS</b>	<b>WATER FEATURES</b>
Club House	Electric	City/County	Lake Frontage
Exercise/Facility Room	<b>LOCATION</b>	Paved Street	Waterfront
Golf Course	Subdivision	Year Round	All Sports Lake
Park	<b>FINANCIAL TERMS</b>	<b>SEWER SEPTIC</b>	Beach Access
Playground	Cash	Public Sanitary	Sandy Bottom
Pool/Hot Tub	Conventional	<b>WATER</b>	<b>ZONING</b>

## FEATURES

Tennis Courts  
Airport/Runway  
Restaurant  
Storage  
Boat Dock  
Trail(s)

Private Well

Residential  
**SHORELINE**  
Sand  
**VIEW**  
Lake View

## MARKETING-VIRT TOURS/IDX/VOW

**VOW Include** Yes  
**VOW Comment** No  
**IDX Consumer Comment** No  
**IDX Include** Y  
**Public GLR Websites** Yes

**VOW Address** Yes  
**VOW AVM** Yes  
**IDX Automated Valuation** Yes  
**Virtual Tour** Virtual Tour  
**Public MiRS Website** Yes

## LEGAL DESCRIPTION

**Legal Description** 201W HUNTINGTON REALM SUB LOT 112

## ADDITIONAL PICTURES



## DISCLAIMER

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