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REALTOR Professional Report

MLS # 1687572 **Active** **Single Family** **List Price: $349,000**

Style:	Two Story	**Bdrms:** 3	**Baths:** 2.00	**Mn Fl Lndry:**	No
Condo:	No	**Unit #**	**Apx Tot Finished SQFT:**		1800
Apx Year Built:	1926		**Above Gr Finished SQFT:**		1800
Yr Remodeled:	2001		**Below Gr Finished SQFT:**		0
Owner:	Booth		**Unfinished SQFT:**		1000
Tax ID #	002-009-004-40		**Approx # Acres**		15.00
			Mineral Rts:		No
Spec Assess:	No		**Assn Fee :**		
School Distr:	Leland		**Sub:** NA	**Lot #**	

3362 S FRENCH RD **Cedar** **49621** **Dimensions:** Irregular

Dual MLS #

County: Leelanau **Waterfront:** **Wtrfrnt Ft:**

Township: Centerville **Sec #** 9 None

Lot Description: Metes and Bounds, Open Land, Working Farm, Acreage

Baths: Shower Over Tub

Appliances: Refrigerator, Oven/Range, Washer, Dryer, Water Filtration System

Basement: Full, Michigan Basement

Interior: Free Standing Wood Stove, Hardwood Floors

Exterior: Underground Sprinkler Sys, Deck, Fenced Yard

Construction: Vinyl Siding Asphalt Shingle

Architecture: Colonial, Stick Built

Garage: Two Car Garage, Attached, Auto Garage Door Opener

Heat/Cool: Forced Air Oil, Wood

Water/Waste: Private Well Septic System

Outbuildings: Barn(s), Pole Barn(s), Garden/Storage Shed, See Remarks

Land Use Restr: Horses Allowed, None

Zoning: Residential, Agricultural

Road: County Maintained

Possession: At Closing

Financing: Conventional Mortgage, Cash

Room	Dimensions	Level	Carpet	Room	Dimensions	Level	Carpet
Living	18 x 10	Main Floor	No	**MBR**	15 x 12	Main Floor	Yes
Dining	15 x 13	Main Floor	No	**BR2**	15 x 15	Upper Floor	Yes
Kitchen	15 x 12	Main Floor	No	**BR3**	15 x 13	Upper Floor	Yes
Family	16 x 13	Upper Floor	Yes	**BR4**	x		
Den	x			**BR5**	x		

Spectacular farmhouse with attached two car garage on 15 acres perfectly located near Traverse City and just minutes to Lake Leelanau. This is a working farm with 1 large traditional barn, a 60x30 pole barn, chicken coup and granary that could be converted to guest home space, 3 fenced corrals, 5 acres of pasture, 3 box stalls, underground sprinkler system, greenhouse and more. If you buyers want a gentleman's farm, or wish to convert to bed and breakfast, or use as studio space, this farm is fabulous.

Advertising Remarks

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Directions

204 West through Lake Leelanau, South on French Road approximately 4 miles

List Office ID/Name:	233021	REO-TC/FRONT				**Phone:**	(231) 947-9800
List Agent ID/Name:	291314	JENNIFER J HUTCHINSON jen@jenhutchinson.com				**Phone:**	(231) 218-0096
List Agreemt Type:	Exclusive Right Sell		**Lockbox:**	Yes	**Sign:** Yes	**DOM:**	52 1/4/2008
Buyer Broker Comp:	3		**Subagent Comp:**	3		**Other Comp:**	

Selling Office ID/Name: **Phone:**

Selling Agent ID/Name: **Phone:**

Sold Price: **Concessions:** **Date Sold:** **Terms:**

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