Silver Properties
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**Listing Agent**

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"When you're on the move!"

| | | | | | |
|---|---|---|---|---|---|
| **Property Address**<br>8024 East Sanders Road, Ramsay, MI | | | **Bedrooms**<br>3+ | **Baths**<br>2 | **Price**<br>$49,900 |
| **Legal Description**<br>See In File<br><br>**Parcel #** 2701-21-202-500; 2701-21-203-400; 2701-21-203-300 | | | **Fireplace**<br>---------- | | **Special Terms**<br>---------- |
| | | | **Heating**<br>Oil/HW | | **Closets**<br><br>**Shower**<br>Yes |
| | | **Living Room**<br>26' x 14' 6", wallpaper, maple floor, ceiling fan | **Heat & Electric** | | **School**<br>Bessemer |
| **Taxes**<br>$1,326.57 | **Taxable Value**<br>$25,893 | | **Electrical**<br>Circuit Breaker | | **Possession**<br>At Close |
| **Assessed Value**<br>$38,873 | | **Dining Area** | **Personal Property Included**<br>None | | **Key Location**<br>LB-894721<br>**Sign**<br>Yes |
| **Lot Size**<br>13 Acres +/- | | | | | **Landing**<br>11' x 7', maple floor |
| **Water**<br>City | | **Kitchen**<br>11' 6" x 15' 9", old painted walls, maple floor, wood cabinets | **Attic Access**<br>---------- | **Hot Water**<br>Electric | **Porch (front)**<br>5' x 32' & 5' x 22", enclosed |
| **Sewer**<br>Septic (Concrete Tank 2006) | | | **Garage (attached to barn)**<br>26' x 30', 2 car with oil change pit | | **Stairs**<br>6' 6" x 8' 9" |
| **Style**<br>Farm House | | **Bedroom (2nd fl)**<br>7' 8" x 10' 6", maple floor | | | **MLS #**<br>1102397 (4655) |
| **Construction**<br>Wood Frame | | | | | |
| **Approx Age**<br>1920 | **Condition**<br>Fair | **Bedroom (2nd fl)**<br>10' 4' x 11', maple floor, big closet | | | |
| **Basement**<br>Full/Poured/Concrete | | | | | |
| **Siding**<br>Wood | **Roof**<br>Metal & Shingle | **Bedroom**<br>10' 3" x 10' 6", maple floor, closet | | | |
| **Insulation**<br>Amount Unknown | | | | | |
| **Windows**<br>Double Hung | | **Bath (1st fl)**<br>5' 6" x 6' 6", tub & shower | | | |
| **Approx Sq Ft**<br>1,408<br>(836 – main) (572 – up) | | **Bath (2nd fl)**<br>6' 6" x 10' 6", Jacuzzi & tub | | | |
| **Listing Agent**<br>Mark Silver | | **Barn**<br>24' x 22', plywood floor, 2 lofts, insulated with basement, chimney in barn, wood stove & oil furnace, water line ready to run from house | | | |

## FIX UP FARM HOUSE

This home is solid but in need of updating and redoing. Roll up your sleeves and "get er done" to have a great country home on 13 acres complete with small stream. The bonus is the big garage with attached barn. There's a small bath in the barn, a 2nd story balcony & it's a perfect set up for a man-cave or guest house or shop space or ? This property is filled with potential. Why wait? Grab your tool belt and get to it. It's one of a kind! Contact Mark Silver today at 906-364-1188.

**Directions**
US-2 east to Ramsay Crossing at yellow light. South to Sanders Road & east to home on north side of Sanders.

**All information provided as a courtesy. Please verify information with an independent source. Thank You.**