

1400 BAMFORD Drive, Waterford Twp 48328-4717

MLS#: **2200088777**
 County: **Oakland**
 Status: **Active**

Area: **02131 - Waterford Twp**
 School D: **Waterford**

Trans Type: **Sale**

LP: **\$279,999**
 OLP: **\$269,900**



Location Information

Prop Type: **Residential**
 Township: **Waterford Twp**
 Mailing City: **waterford**
 Side of Street:

Parking

Garage: **Yes**
 Grg Sz: **2.5 Car**
 Grg Dim:
 Grg Feat: **2+ Assigned Spaces, Attached, Direct Access, Door Opener, Electricity, Heated, Workshop**

Lot Information

Acreage: **0.19**
 Lot Dim: **40x100**
 Rd Front Ft: **40**

Location: **N of Orchard Lake Rd. / W of of Cass Lake Rd.**
 Directions: **take orchard lake to cass lake (n) to bamford (w)**

Square Footage

Est Fin Abv Gr: **1,300**
 Est Fin Lower:
 Est Tot Lower:
 Est Tot Finished: **1,300**

Layout

Rooms: **6**
 Beds: **2**
 Baths: **1.1**

Arch Style: **Ranch**
 Arch Level: **1 Story**

Waterfront Information

Water Name: **cass lake**
 Water Facilities: **Canal Access, Canal Front, Lake Privileges, Private Water Frontage, Lake/River Priv**
 Water Features: **All Sports Lake**
 Water Front Feet: **88**

General Information

Year Built: **1940**
 Year Remod: **2020**

Possession: **At Close**

Features

Pets Allowed:
 Foundation: **Crawl**
 Exterior Feat: **Fenced, Outside Lighting**
 Exterior: **Vinyl, Wood**
 Site Desc: **Corner Lot, Irregular, Vacation Home, Water View**
 Porch Type: **Patio, Porch, Porch - Covered**
 Fireplc Fuel: **Natural**
 Out Buildings: **Shed**
 Appliances: **Bar Fridge, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Free-Standing Electric Range, Free-Standing Refrigerator, Washer**
 Interior Feat: **Furnished, High Spd Internet Avail, Jetted Tub, Programmable Thermostat, Security Alarm (owned), Spa/Hot-tub**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Municipal Water**

Entry Location: **Ground Level w/Steps**
 Fndtn Mtrls: **Block, Poured**

Construct Feat:

Roof Mtrls: **Asphalt**
 Fireplace Loc: **Living Room**

Cooling: **Ceiling Fan(s), Wall Unit(s)**
 Road Frontage: **Paved**
 Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	6 x 8	Ceramic	Bath - Lav	First/Entry	4 x 5	Wood
Bedroom	First/Entry	10 x 12	Wood	Bedroom - Mstr	First/Entry	12 x 12	Wood
Breakfast Nook/Room	First/Entry	11 x 12	Carpet	Kitchen	First/Entry	11 x 15	Ceramic
Laundry Area/Room	First/Entry	5 x 5	Other	Living Room	First/Entry	16 x 20	Wood

Legal/Tax/Financial

Property ID: **1335455025** Short Sale: **No** Home Warranty: **Yes** Ownership: **Private - Owned**
 Tax Summer: **\$3,028** Tax Winter: **\$1,227** Homestead: **No** Oth/Sp Asmnt: **0**
 SEV: **104,840.00** Taxable Value: **76,640.00** Existing Lease: **No**
 Legal Desc: **T3N, R9E, SEC 35 VENICE OF THE LAKES LOT 136, ALSO LOT 137 EXC NLY PART MEAS 17.0 FT ALG WLY LOT LINE & 10.0 FT ALG ELY**
 Subdivision: **VENICE OF THE LAKES - WATERFORD TWP**
 Land DWP: **\$125,000** Land Int Rate: **7%** Land Payment: **\$2,472** Land Terms: **72**
 Terms Offered: **Cash, Conventional, FHA, Land Contract, Warranty Deed**

Office Information

List Office: **Brookstone, Realtors LLC**

Remarks

Pub Rmks: **2 BEDROOMS UPDATED RANCH W/2 CAR ATTACHED GARAGE. FULLY FURNISHED, CURRENTLY RENTED AS AN AIRBNB. LRG CORNER LOT WITH ROOM TO EXPAND OR TEAR DOWN ON LRG WIDE CANAL THAT LEADS TO THE MAIN BODY OF CASS LAKE WITH JUST A 3 MINUTE BOAT RIDE. 88 FT OF FRONTAGE ON CANAL. LRG LIVING RM, CATHEDRAL CEILINGS W/SKYLIGHTS. HOME JUST NEEDS A PAINT JOB. LOTS OF UPDATES THROUGHOUT SUCH AS BRAND NEW JACUZZI JET TUB, NEW FURNACE, ELECTRIC UPGRADE TO 100 AMP SERVICE, NEW HOT H2O TANK AND PLUMBING. BOAT DOCK IN YARD THAT'S LONG ENOUGH TO HOLD A PONTOON, SPEED BOAT AND A COUPLE OF JET SKIES. ENJOY SUMMER FROM OWN BACKYARD ON THE DECK OR AT THE CASS LAKE SANDBAR. CASS LAKE FEATURES 1300 TOTAL ACRE ON ALL SPORTS LAKE. THERE IS PLENTY OF ROOM FOR EXPANSION. THE LOT SIZE IS AS FOLLOWS 88 FT. AT THE STREET, 64 FT. ON THE CANAL FRONT REAR, 96 FT. ON THE NEIGHBOR SIDE AND 100 FT. ON THE STREET CORNER WIDTH. PERFECT ALSO FOR A NEW CONSTRUCTION . THIS IS A LARGER LOT FOR A LAKE HOUSE. LAND ALONE IS WORTH THE MONEY**