

# 1403 FLAMINGO, Wixom 48393-1570

MLS#: **2210062345**  
 County: **Oakland**  
 Status: **Active**

Area: **02172 - Wixom**  
 School D: **Walled Lake**

Trans Type: **Sale**

LP: **\$269,000**  
 OLP: **\$269,000**



Location Information

Prop Type: **Residential**  
 City: **Wixom**  
 Mailing City: **Wixom**  
 Side of Street:  
 Location: **S of LOON LAKE RD / E of WIXOM**  
 Directions: **S OF LOOK LAKE RD, EAST OF WIXOM**

Parking

Garage: **Yes**  
 Grg Sz: **1.5 Car**  
 Grg Dim:  
 Grg Feat: **Detached**

Lot Information

Acreage: **0.29**  
 Lot Dim: **100.00X125.00**  
 Rd Front Ft: **125**

Square Footage

Est Fin Abv Gr: **1,605**  
 Est Fin Lower:  
 Est Tot Lower:  
 Est Tot Finished: **1,605**

Layout

Rooms: **8**  
 Beds: **3**  
 Baths: **1.1**

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

Waterfront Information

Water Name: **LOON LAKE**  
 Water Facilities:  
 Water Features: **All Sports Lake, Boat Facilities, Swim Assoc**

General Information

Year Built: **1961**  
 Year Remod: **1987**  
 Possession: **Negotiable**

Water Front Feet:

Recent CH: **08/04/2021 : New : CS->ACTV**

Features

Pets Allowed:		Entry Location:	<b>Ground Level</b>
Foundation:	<b>Crawl, Slab</b>	Fndtn Mtrls:	<b>Poured</b>
Exterior Feat:	<b>Fenced, Outside Lighting</b>	Construct Feat:	<b>Platted Sub.</b>
Exterior:	<b>Wood</b>	Roof Mtrls:	<b>Asphalt</b>
Site Desc:	<b>Corner Lot</b>	Fireplace Loc:	<b>Family Room</b>
Porch Type:	<b>Deck, Patio, Porch</b>	Cooling:	<b>Central Air</b>
Fireplc Fuel:	<b>Natural, Wood Stove</b>	Road Frontage:	<b>Paved</b>
Out Buildings:	<b>Garage, Shed</b>	Sewer:	<b>Sewer-Sanitary</b>
Appliances:	<b>Dishwasher, Disposal, Dryer, Microwave, Free-Standing Refrigerator, Washer</b>		
Interior Feat:	<b>High Spd Internet Avail</b>		
Heat & Fuel:	<b>Natural Gas, Forced Air</b>		
Wtr Htr Fuel:	<b>Tankless</b>		
Water Source:	<b>Municipal Water</b>		

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Flooring</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Flooring</u>
<b>Bath - Full</b>	<b>First/Entry</b>	<b>8 x 7</b>		<b>Bath - Lav</b>	<b>First/Entry</b>	<b>5 x 5</b>	
<b>Bedroom</b>	<b>First/Entry</b>	<b>11 x 10</b>		<b>Bedroom</b>	<b>First/Entry</b>	<b>13 x 11</b>	
<b>Bedroom - Mstr</b>	<b>First/Entry</b>	<b>17 x 12</b>		<b>Breakfast Nook/Room</b>	<b>First/Entry</b>	<b>8 x 8</b>	
<b>Family Room</b>	<b>First/Entry</b>	<b>16 x 14</b>		<b>Kitchen</b>	<b>First/Entry</b>	<b>16 x 14</b>	
<b>Laundry Area/Room</b>	<b>First/Entry</b>	<b>8 x 6</b>		<b>Living Room</b>	<b>First/Entry</b>	<b>16 x 14</b>	

Legal/Tax/Financial

Property ID:	<b>1729333021</b>	Short Sale:	<b>No</b>	Home Warranty:	<b>No</b>	Ownership:	<b>Private - Owned</b>
Tax Summer:	<b>\$4,651</b>	Tax Winter:	<b>\$75</b>	Homestead:	<b>No</b>	Oth/Sp Asmnt:	<b>2.98</b>
SEV:	<b>83,680.00</b>	Taxable Value:	<b>83,680.00</b>	Existing Lease:	<b>No</b>		
Legal Desc:	<b>T2N, R8E, SEC 29 BIRCH PARK SUB LOTS 389 &amp; 390</b>						
Subdivision:	<b>BIRCH PARK SUB</b>						
Terms Offered:	<b>Cash, Conventional</b>						

Office Information

List Office: **Keller Williams Home**

Remarks

Pub Rmks: **HOME HOME SWEET HOME! DON'T MISS THIS GREAT AND UPDATED ONE STORY HOME WITH LOON LAKE PRIVILEGES. OPEN FLOOR PLANS, FRESHLY PAINTED THROUGHOUT AND ALL NEW FLOORS. BRIGHT FORMAL LIVING WITH TONS OF WINDOW AND NATURAL LIGHTS. HUGE REMODELED KITCHEN WITH HICKORY CABINETS, GRANITE COUNTER-TOPS, ALL SS APPLIANCE, BACKSPLASH, UPDATED LIGHT FIXTURE AND SNACK BAR AND BREAKFAST AREA - & COZY FAMILY ROOM WITH NATURAL FIREPLACE (WOOD BURNING STOVE). 3 SPACIOUS BEDROOMS AND 1.5 BATHROOMS TANKLESS HOT WATER. LARGE AND PRIVATE FENCED IN YARD, SUPER LARGE SHED. 1.5 CAR DETACHED GARAGE. NEIGHBORHOOD OFFERS PRIVATE BEACH AND BOAT LAUNCH. GREAT LOCATION, CLOSE TO EXPRESSWAYS AND DOWNTOWN TO WIXOM.**