

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:
 Directions:

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**

S of LOON LAKE RD / E of WIXOM
S OF LOOK LAKE RD, EAST OF WIXOM

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**
 Water Front Feet:

General Information

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

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

Features

Pets Allowed:
 Foundation: **Crawl, Slab**
 Exterior Feat: **Fenced, Outside Lighting**
 Exterior: **Wood**
 Site Desc: **Corner Lot**
 Porch Type: **Deck, Patio, Porch**
 Fireplc Fuel: **Natural, Wood Stove**
 Out Buildings: **Garage, Shed**
 Appliances: **Dishwasher, Disposal, Dryer, Microwave, Free-Standing Refrigerator, Washer**
 Interior Feat: **High Spd Internet Avail**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel: **Tankless**
 Water Source: **Municipal Water**

Entry Location: **Ground Level**
 Fndtn Mtrls: **Poured**
 Construct Feat: **Platted Sub.**
 Roof Mtrls: **Asphalt**
 Fireplace Loc: **Family Room**
 Cooling: **Central Air**
 Road Frontage: **Paved**
 Sewer: **Sewer-Sanitary**

Room Information

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

Legal/Tax/Financial

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

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.**