

21276 Behrendt Avenue, Warren 48091-2776

MLS#: **2210084327**
 County: **Macomb**
 Status: **Active**

Area: **03131 - Warren**
 School D: **Fitzgerald**

Trans Type: **Sale**

LP: **\$104,900**
 OLP: **\$104,900**



Location Information

Prop Type: **Residential**
 City: **Warren**
 Mailing City: **Warren**
 Side of Street:
 Location: **S of 9 Mile Rd / E of Ryan Rd**
 Directions: **SOUTH OF 9 MILE RD AND EAST OF RYAN RD**

Parking

Garage: **Yes**
 Grg Sz: **1 Car**
 Grg Dim: **20X20**
 Grg Feat: **Detached**

Lot Information

Acreage: **0.32**
 Lot Dim: **100.00X139.00**
 Rd Front Ft: **100**

Square Footage

Est Fin Abv Gr: **840**
 Est Fin Lower:
 Est Tot Lower: **840**
 Est Tot Finished: **840**

Layout

Rooms: **4**
 Beds: **2**
 Baths: **1.0**

Arch Style: **Bungalow**

Arch Level: **1 1/2 Story**

Waterfront Information

Water Name:
 Water Facilities:
 Water Features:
 Water Front Feet:

General Information

Year Built: **1937**
 Year Remod:
 Possession: **At Close**

Recent CH: **10/10/2021 : New : ->ACTV**

Features

Pets Allowed: **Yes**
 Foundation: **Basement**
 Basement: **Unfinished**
 Porch Type: **Porch - Covered**
 Interior Feat: **Cable Available**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Municipal Water**

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

Roof Mtrls: **Asphalt**

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

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	8 x 7		Bedroom	First/Entry	11 x 10	
Bedroom - Mstr	Second	14 x 13		Kitchen	First/Entry	11 x 10	
Living Room	First/Entry	23 x 10					

Legal/Tax/Financial

Property ID: **1332354004** Short Sale: **No** Home Warranty: **No** Ownership: **Private - Owned**
 Tax Summer: **\$1,211** Tax Winter: **\$36** Homestead: **Yes** Oth/Sp Asmnt: **0**
 SEV: **28,670.00** Taxable Value: **21,470.00** Existing Lease: **No**
 Legal Desc: **SUPERVISORS PLAT OF BEHRENDT FARM LOT 39 L19 P3**
 Subdivision: **S/P BEHRENDT FARM**
 Terms Offered: **Cash, Conventional**

Office Information

List Office: **Itech Realty**

Remarks

Pub Rmks: **Stop the car! This charming newly updated bungalow is a homeowner's dream. Enjoy a BRAND NEW ROOF (September 2021) and (on the garage as well!) that has a 10 year transferable warranty. Freshly painted on both the interior AND exterior, this house is sure to be the pride of the neighborhood with the large lot and fresh new landscaping. Enjoy the look and feel of the new flooring and fresh carpet throughout this wonderful home. Situated in the award-winning Fitzgerald school district, this property will also make the perfect rental with the average rental comps in excess of \$1,100 per month. This home is priced to sell quickly, so be sure to book your showing ASAP because it will not last long! First day of showings will be this Saturday October 16, 2021 from 11:00 a.m. to 12:30 p.m.**