

2358 GARLAND, Sylvan Lake 48320

MLS#: **2210039471**
 County: **Oakland**
 Status: **Active**

Area: **02132 - Sylvan Lake**
 School D: **Pontiac**

Trans Type: **Sale**

LP: **\$799,000**
 OLP: **\$799,000**



Location Information

Prop Type: **Residential**
 City: **Sylvan Lake**
 Mailing City: **Keego Harbor**
 Side of Street:
 Location: **N of Orchard Lake / E of Garland**
 Directions: **OFF ORCHARD LAKE TO SHERWOOD R ON GARLAND**

Parking

Garage: **Yes**
 Grg Sz: **2 Car**
 Grg Dim:
 Grg Feat: **2+ Assigned Spaces, Attached, Door Opener, Electricity**

Lot Information

Acreage: **0**
 Lot Dim: **50X134**
 Rd Front Ft: **50**

Square Footage

Est Fin Abv Gr: **3,052**
 Est Fin Lower:
 Est Tot Lower: **1,540**
 Est Tot Finished: **3,052**

Layout

Rooms: **11**
 Beds: **4**
 Baths: **4.0**

Arch Style: **Colonial**
 Arch Level: **2 Story**

Waterfront Information

Water Name:
 Water Facilities:
 Water Features: **All Sports Lake, Boat Facilities, Swim Assoc**
 Water Front Feet:

General Information

Year Built: **2016**
 Year Remod:
 Possession: **At Close**

Recent CH: **05/26/2021 : New : ->ACTV**

Features

Pets Allowed:
 Foundation: **Basement**
 Basement: **Unfinished**
 Exterior Feat: **Chimney Cap(s)**
 Exterior: **Other**
 Site Desc: **Water View**
 Porch Type: **Patio**
 Fireplc Fuel: **Gas**
 Appliances: **Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Range/Stove, Washer**
 Interior Feat: **Carbon Monoxide Alarm(s)**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Municipal Water**

Entry Location: **Ground Level**
 Fndtn Mtrls: **Poured**

Construct Feat:

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	Second	9 x 7	Ceramic	Bath - Full	Second	11 x 10	Ceramic
Bath - Full	First/Entry	7 x 6	Ceramic	Bath - Master	First/Entry	14 x 8	Ceramic
Bedroom	Second	15 x 11	Wood	Bedroom	Second	12 x 12	Wood
Bedroom	Second	19 x 11	Wood	Bedroom - Mstr	First/Entry	20 x 14	Wood
Dining Room	First/Entry	9 x 7	Wood	Family Room	Second	15 x 12	Wood
Kitchen	First/Entry	19 x 12	Wood	Kitchen - 2nd	Basement	8 x 6	
Laundry Area/Room	First/Entry	8 x 6	Ceramic	Library/Study	First/Entry	12 x 6	Wood
Living Room	First/Entry	19 x 19	Wood				

Legal/Tax/Financial

Property ID: **1801203028** Short Sale: **No** Home Warranty: **No** Ownership: **Private - Owned**
 Tax Summer: **\$8,928** Tax Winter: **\$278** Homestead: **Yes** Oth/Sp Asmnt:
 SEV: **258,110.00** Taxable Value: **225,210.00** Existing Lease: **No**
 Legal Desc: **T2N, R9E, SEC1 SYLVAN LAKE IMPROVEMENT ASS'NS 6B2 LOT33**
 Terms Offered: **Cash, Conventional**

Office Information

List Office: **Keller Williams Home**

Remarks

Pub Rmks: **BEAUTIFULLY UPDATED HOME IN AN EXCELLENT LOCATION IN ONE OF THE PRETTIEST CITIES IN MICHIGAN. FEEL LIKE YOU ARE ON VACATION ALL YEAR ROUND WITH THIS UP NORTH FEEL. THIS BREATHTAKING LAKE VIEW AND GORGEOUS SUNSETS FROM THE MULTIPLE BALCONIES WILL LEAVE YOU SPEECHLESS. BOASTS AN ALL SPORTS LAKE FEATURING LAKE PRIVILEGES. PRIVATE BEACHES WITH PLAYGROUND FOR KIDS. YOU CAN EVEN ENJOY THE RECREATION FACILITIES FOR PRIVATE PARTIES, WEDDINGS, ETC. THIS IS IN A VERY SAFE COMMUNITY NEAR A BRAND NEW FARM TO TABLE RESTAURANT, SYLVAN TABLE, AS WELL AS OTHER LOCAL EATERIES, SHOPPING, AND EMERGENCY SERVICES. ENJOY CUSTOM MADE HARDWOOD FLOORS, LAFATA CHERRY KITCHEN CABINETS, STUNNING CROWN MOLDING, AND JUST 3 YEAR OLD STAINLESS STEEL APPLIANCES. BEAUTIFUL SECOND FLOOR IN-LAW SUITE COMPLETE WITH FAMILY ROOM, KITCHEN, BEDROOM, AND BATHROOM. AGENT IS THE OWNER. PLEASE KINDLY REMOVE YOUR SHOES WHEN ENTERING THE HOME.**