

# \$189,900 - 6001 Old Us 31, Petoskey

MLS® #464361

## \$189,900

3 Bedroom, 2.00 Bathroom, 1,536 sqft  
Residential on 0.00 Acres

N/A, Petoskey, MI

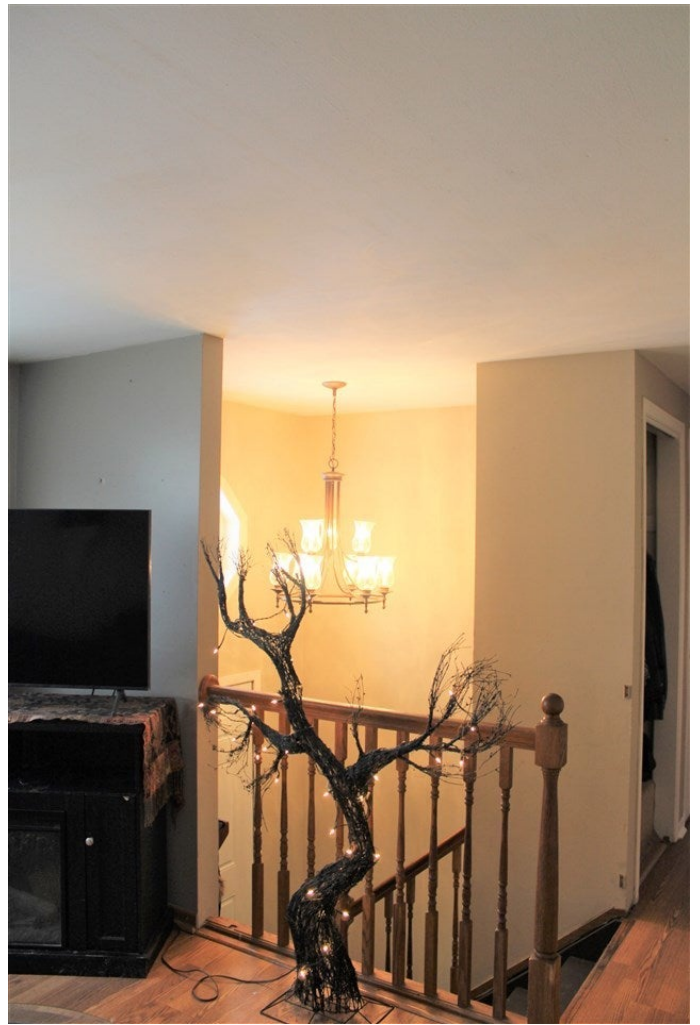
Wonderful 3 bedroom/2 bath home with pole barn and just over an acre of land tucked among the trees between Petoskey, Charlevoix, and Boyne City. This 1500+sq. ft., split level offers a versatile floorplan with 2 beds, 1 bath, kitchen/dining leading to spacious deck, and living room on the main level. On the lower level, you will find 1 bed, 1 bath, large utility/mudroom and a family room that also could also provide an additional 1-2 bedrooms if desired. Beautiful, private wooded setting with paved drive just off US 31/Camp Daggett and just minutes from Walloon Lake access/boat launch, Bay Harbor, and Petoskey. Home is solid but could use a bit of cosmetic TLC- the potential is tremendous! A lovely opportunity to get a nice home with lots of positives at a great price!



## Essential Information

MLS® #	464361
Price	\$189,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,536
Acres	0.00
Type	Residential
Sub-Type	Residential

## Community Information



Address	6001 Old Us 31
Subdivision	N/A
City	Petoskey
County	Emmet
State	MI
Zip Code	49770

### **Amenities**

Features	Deck, Dryer, Paved Drive, Range, Refrigerator, Washer, Wood Floors, Paved Road, Cable, Ceiling Fans
Parking	Two
# of Garages	2.0
Garages	Garage-Detached

### **Interior**

Heating	LP Gas, Forced Air
Has Basement	Yes
Basement	Full, Walkout, Finished

### **Exterior**

Windows	Vinyl
Roof	Asphalt Shingle
Construction	Modular-BOCA-Wood Frame

### **School Information**

District	Petoskey
----------	----------

### **Additional Information**

Zoning	RT-FF
--------	-------

### **Listing Details**

This (property or listing) is courtesy of **Alpine Realty Group**

The data relating to real estate on this web site comes in part from the Internet Data Exchange Program of the Northern Michigan MLS (NM-MLSX). Real estate listings held by brokerage firms other than Kidd & Leavy Real Estate are marked with the NM-MLSX logo and the detailed information about said listing includes the listing office. All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither the listing broker(s) nor Kidd & Leavy Real Estate shall be responsible for any typographical errors, misinformation, misprints, and shall be held totally harmless. Northern Michigan MLS, Inc © All rights reserved. IDX information is provided exclusively for consumers' personal, non-commercial use, that it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.