

# Residential Property



**#173995**      **Price: \$ 129,900**      **Status: A**  
**Tax Author:** Eaton Rapids      **School Dist:** EATON R  
**Zoning:** RESI      **Year Built:** 1879  
**Key:** CLO      **County:** EATON  
**Subdivision:** Dutton & L      **Foundtn Sz:**  
**SqFt/above:** 1,438      **SqFt/below:**  
**Occupancy:** AC      **Assoc. Fee/Yr:**  
**Sewer:** PUB      **Water Heater:** GAS  
**Water:** PUB  
**Driveway:** CON, GRA  
**Basement:** FUL, MIC  
**Garage:** 1.5, DET, CON, OHS

**302 STATE - EATON RAPID 48827**

**State Eq Value:** \$65,800 (Year: 08)      **Tax:** \$ 2,316 (Year: 07)      **Taxable Value:** \$60,200 (Year: 08)  
**Directions:** MAIN/STATE EAST TO HOUSE      **Broker#:** 866      **Home Warranty:**  
**Legal:** Too Long      **List Date:** 05/06/08      **Expire Date:** 08/05/08  
**Land/Acreage:** UP+

	Approx Size	Level	Carpet	Window	Appx Finished SqFt	Section#:
Living Room:	16.1X11.1	1	N	Y	Level 3: 0 sqft	Reserved Items: Y
Dining Room:	10.3X13.1	1	N	N	Level 2: 704 sqft	Parcel#: 300-050-601-081-00
Kitchen:	13.2X8.6	1	N	N	Level 1: 734 sqft	Style: SIN
Bedroom 1:	10.2X9.6	2	N	N	Level B: 0 sqft	Area: 12
Bedroom 2:	9.6X10.1	2	N	N	F.Baths Half	Rooms: 9
Bedroom 3:	8.1X15.9	2	N	N	Level 3: 0 0	Bedrooms: 3
Oth Rm 1: FO	6.1X4	1	N	N	Level 2: 1 0	Lot Size: 66X132
Oth Rm 2: LY	7.7X7.8	1	N	N	Level 1: 0 1	
Oth Rm 3: DN	11.1X9.6	1	N	N	Level B: 0 0	
Oth Rm 4:					Total FB/HB: 1 1	

**Type:** TWO  
**Heating:** GFA      **Fireplace:**  
**Appliances:** RAN, OVE, A/C, DIS, DWS, WAT, MIC, REF, EXH

**Extras:** 1ST, FEN, SMO  
**Improvmts:** FOY, FOR, PAT, POR

**Terms:** CAS, VET, CON  
**Showing:** SGN, CLA, 24H  
**Exterior:** VIN

**Owner:** C/O The Lawton Group      **Phone:** 517-333-2522      **Office Fax:** 517-324-3201  
**Office:** The Lawton Group Inc.      **Phone:** 517-324-3200      **Agent Cell #:** 517-230-2656  
**Salesperson:** MIKE SHULSKY      **Phone:** 517-333-2522      **Agent Fax:** 517-324-3201  
**Agent Email:** [mshulsky@lawtongroup.com](mailto:mshulsky@lawtongroup.com)      **Virtual Tour:** [http://www.hometour24-7.com/302\\_State/302\\_state\\_steet\\_eaton\\_rapid](http://www.hometour24-7.com/302_State/302_state_steet_eaton_rapid)

**Subagency Fee:** 3.0      **Buyer Agency Fee:** 3.0      **Other Fee:**      **Var Rate:**      **Multi-Photo:**      **Dbl Broch:** Y

**Private Remarks:** RESERVED ITEMS: BOOK SHELVES IN STUDY. JAPANESE MAPLE TREE - BACK YARD. BEDROOM SCONCES

Wonderful 1879 two-story loaded with character and charm. Rich woodwork and hardwood flooring throughout both levels. Freshly painted and beautifully decorated. Den/parlor with built in window seat and French doors. Formal dining room with westerly facing windows for bright evening sunlight. Uniquely wide second level hallway. First floor laundry. Mud room at rear entrance. Oversized 1.5 car garage. Privately fenced yard with brick patio for outdoor relaxation and entertaining. Newer (2004) roof with 25 year shingles.