



List Number: 53979

Area: Ann Arbor/Washtenaw - A

Municipality: Ann Arbor

Property Sub-Type: Single Family Residence

New Construction: No

County: Washtenaw

Possession: Negotiable

Tax ID #: 090933329017

Ownership Type: Private Owned

Status: Sold

List Price: \$450,000

List Price/SqFt: \$258.03

Sold Price/SqFt: 278.67

Days On Market: 34

Lot Acres: 0.1

Lot Square Footage: 4,356

Directions: From Packard, turn west on Brooklyn

	Upper	Main	Lower	Bsmt	Total
Bedrooms	3	0	0	0	3
Full Baths	1	1	0	0	2
Half Baths	0	0	0	0	0
Fin/Level				0	1,744 (Finished All Levels)
Total Sqft				624	1,744 (Sqft Above Grade)

Architectural Style: Other				Year Built: 1930		ROOMS/DIMENSIONS/LEVELS					
Stories: 2		Water: Public		Sewer: Public Sewer		Dining Area	Main	Laundry	Basement	Bedroom 2	Upper
Total Fireplaces: 1						Dining Room	Main	Primary Bedroom	Upper	Bedroom 3	Upper
Main Level Primary: No		Laundry on Main: No				Kitchen	Main				
						Living Room	Main				
						Office	Main				
						Family Room	Main				
						Approx. Assoc Fee:		0			
Legal: LOT 12 ASSESSORS PLAT NO 9						SEV: 210,600		For Tax Year: 2021		Elementary School: Burns Park Elementary School	
Taxable Value: 124,186						Tax Year: 2021		Homestead %: 100		Middle School: Tappan Middle School	
Annual Property Tax: 6,371										High School: Pioneer High School	
School District: Ann Arbor						Zoning: R1D					

Terms Available:	Cash; Conventional	Outbuildings:		Heat Type:	Forced Air
Street Type:	Public	Association Info.:	Approx. Assoc Fee: 0	Heat Source:	Natural Gas
Exterior Material:	Shingle Siding	Utilities Attached:	Cable Connected; Natural Gas Connected	Air Conditioning:	Central Air
Substructure:	Crawl Space; Partial; Slab			Fireplace:	Wood Burning
Garage Spaces:	1			Kitchen Features:	Breakfast Nook; Eating Area
Parking Features:	Detached			Green Certification:	
Lot Description:	Sidewalk			Year Certified:	0
Laundry Features:	Lower Level			Flooring:	Ceramic Tile; Tile; Vinyl; Wood
Appliances:	Dishwasher; Dryer; Oven; Range; Refrigerator; Washer			Patio and Porch Features:	Deck; Porch
Additional Items:	Ceiling Fan(s); Sump Pump				

Public Remarks: This classic Lower Burns Park home retains its original character but also includes a 1993 addition that added a main floor family room, larger kitchen and full bath, as well as a 3rd upstairs bedroom. You can relax by the living room's brick fireplace or go through the French doors to the den/office and get some work done. The family room leads out to the rear deck, detached garage and private back yard for your outside enjoyment. Beautiful hardwood floors throughout and updated windows, water-proofed basement and newer water heater make for a comfortable home. An extra benefit is the perennial pollinators garden in the front! Many species of butterflies, honey bees and birds visit and create a vital and pleasurable source of entertainment. This great location is also a short walk to Mich

On-Market Date: 04/19/2022	Sold Date: 05/26/2022
	Sold Price: \$486,000

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