



List Number: 47321

Area: Ann Arbor/Washtenaw - A

Municipality: Ann Arbor

Property Sub-Type: Single Family Residence

New Construction: No

County: Washtenaw

Possession: See Remarks

Tax ID #: 090915403002

Ownership Type: Private Owned

Status: Sold

List Price: \$275,000

List Price/SqFt: \$220.88

Sold Price/SqFt: 253.01

Days On Market: 24

Lot Acres: 0.16

Lot Square Footage: 6,970

Directions: between Nixon and Prairie

	Upper	Main	Lower	Bsmt	Total
Bedrooms	0	3	0	0	3
Full Baths	0	1	0	0	1
Half Baths	0	1	0	0	1
Fin/Level				800	2,045 (Finished All Levels)
Total Sqft				0	1,245 (Sqft Above Grade)

Architectural Style: Ranch

Year Built: 1962

Stories: 1

Water: Public

Sewer: Public Sewer

ROOMS/DIMENSIONS/LEVELS

Dining Area	Main	Laundry	Basement	Bedroom 2	Main
Kitchen	Main	Primary Bedroom	Main	Bedroom 3	Main
Living Room	Main			Recreation	

Main Level Primary: Yes

Laundry on Main: No

Approx. Assoc Fee: 0

Legal: LOT 55 NORTH CAMPUS HEIGHTS

Taxable Value: 84,172

Annual Property Tax: 4,064

School District: Ann Arbor

SEV: 108,400

Tax Year: 2016

Zoning: R1C

For Tax Year: 2016

Homestead %: 100

Elementary School: Thurston Elementary School

Middle School: Clague Middle School

High School: Huron High School

Terms Available: Cash; Conventional; FHA; VA Loan	Outbuildings:	Heat Type: Forced Air
Street Type: Public	Util Avail at Street: Storm Sewer	Heat Source: Natural Gas
Exterior Material: Aluminum Siding; Brick	Association Info.: Approx. Assoc Fee: 0	Kitchen Features: Breakfast Nook; Eating Area
Substructure: Full; Slab	Utilities: Cable Connected; Natural Gas	Green Certification:
Garage: 2	Attached: Connected	Year Certified: 0
Spaces:		Flooring: Carpet; Ceramic Tile; Tile; Wood
Parking: Attached		Patio and Porch Features: Patio
Features:		
Laundry Features: Lower Level		
Appliances: Oven; Range; Refrigerator		
Additional Items: Basement Finished; Garage Door Opener		

Public Remarks: Meticulously maintained, classic 3 bedroom ranch is only 2 doors from Thurston Elementary, a short stroll to Clague Middle School, steps from Thurston Nature preserve and walking distance to all that Traver Village Mall and Plymouth Mall have to offer. Appreciate the the blend of 1960's decor and today's necessary updates: replacement vinyl windows, central air, high efficiency furnace, updated electrical box and 2 year old roof. Hardwood floors have been protected by carpet for at least 50 Years and are ready to shine! The loving care given this home extends to the beautiful landscaping and the home is freshly painted and ready to move in., Rec Room: Finished

On-Market Date: 04/22/2017

Sold Date: 05/31/2017

Sold Price: \$315,000