

**715 ORCHARD RIDGE Court, Brandon Twp, Michigan 48462**

MLS#: **2200032409**  
 P Type: **Land**  
 Status: **Active**

MLS Area: **02031 - Brandon Twp**  
 School D: **Brandon**

Short Sale: **No**  
 Trans Type: **Sale**

LP: **\$54,900**  
 OLP: **\$54,900**



Location Information

County: **Oakland**  
 Township: **Brandon Twp**  
 Mailing City: **Ortonville**  
 Side of Str:  
 Location: **N of SEYMOUR LAKE RD / E of HADLEY RD**  
 Directions: **SOUTH OF GRANGER RD WEST OF PERRY LAKE RD**

Waterfront Information

Water Name: **PERRY LAKE**  
 Water Facilities: **Lake Privileges, Lake/River Priv**  
 Water Features: **All Sports Lake**  
 WaterFront Feet:

Lot Information

Acreage: **1.01**  
 Price/Acre: **\$54,356**  
 Min Lots/Acre:  
 Lot Dim: **155X313X286X140**  
 Road Front Feet: **155**  
 Zoning: **Residential**

Terms & Land Contract Information

Terms Offered: **Cash, Conventional**  
 Land Dwn Pay:  
 Land Int Rate: **%**  
 Land Payment:  
 Land Terms:

Additional Information

Internet Avail: **Yes**  
 Mineral Rights: **No**  
 Possession: **At Close**

Perk: **Yes**      Survey: **Yes**  
 Sqft Min Lot:      Irrigation: **No**  
 Short Sale: **No**

Features

Improvements: **Culvert, Electric, Gas**  
 Site Desc: **Hilly-Ravine, Possible Walkout, Water View, Wooded**  
 Water Source: **Well-Needed**  
 Road Frontage: **Paved, Private**  
 Sewer: **Septic-Needed**

Legal/Tax/Financial

Property ID: **0321201005**  
 Tax Summer: **\$354**      Tax Winter: **\$322**  
 SEV: **30,750.00**      Taxable Value: **11,850.0000**  
 Legal Desc: **T5N, R9E, SEC 21 OAKLAND COUNTY CONDOMINIUM PLAN NO 1772 BRIDLEWOOD UNIT 5 L 36119 P 830 8-25-05 FR 200-003**  
 Subdivision: **BRIDLEWOOD CONDO OCCPN 1772**  
 Ownership: **Private - Owned**  
 Oth/Spec Assmnt: **0**

Office Information

List Office: [Keller Williams Home](#)

Remarks

Public Remarks: **PRIVATE ONE ACRE ESTATE DEVELOPMENT. CHECK OUT THIS GREAT OPPORTUNITY TO BUILD YOUR HOME ON OVER 1 ACRES. COMMUNITY SEPTIC IS ON SITE. MATURE TREES, DEER, TURKEYS, DUCKS, AND MORE. \$600 ANNUAL ASSOCIATION FEE COVERS ROAD MAINTENANCE, COMMON AREA, DEDICATED PARK LAND, ACCESS TO PERRY LAKE AND COMMUNITY SEPTIC. ASSOCIATION ALLOWS POLE BARNs AMONG OTHER THINGS.**

[Click on the arrow to view Additional Photos](#)