

## Residential Client Full

**1995 ALLAN Street, Madison Twp 49221-4452**

MLS#: **2200076323**  
 County: **Lenawee**  
 Status: **Active**

Area: **13141 - Madison Twp**  
 School D: **Madison (Adrian)**

Trans Type: **Sale**

LP: **\$55,900**  
 OLP: **\$55,900**



Location Information

Prop Type: **Residential**  
 Township: **Madison Twp**  
 Mailing City: **Adrian**  
 Side of Street:  
 Location: **N of East Carleton Rd / W of Treat Highway**  
 Directions: **North of East Carleton Rd and West of Treat Highway**

Parking

Garage: **Yes**  
 Grg Sz: **2 Car**  
 Grg Dim:  
 Grg Feat: **Attached**

Lot Information

Acreage: **0.36**  
 Lot Dim: **96x164**  
 Rd Front Ft: **96**

Square Footage

Est Fin Aby Gr: **1,180**  
 Est Fin Lower:  
 Est Tot Lower: **1,000**  
 Est Tot Finished: **1,180**

Layout

Rooms: **6** Arch Style: **Ranch**  
 Beds: **2**  
 Baths: **1.0** Arch Level: **2 Story**

Waterfront Information

Water Name:  
 Water Facilities:  
 Water Features:  
 Water Front Feet:

General Information

Year Built: **1951**  
 Year Remod:  
 Possession: **At Close**

Recent CH: **10/01/2020 : New : ->ACTV**

Features

Pets Allowed:		Entry Location:	<b>Ground Level</b>
Foundation:	<b>Basement</b>	Fndtn Mtrls:	<b>Block</b>
Basement:	<b>Unfinished</b>		
Porch Type:	<b>Porch</b>	Roof Mtrls:	
Heat & Fuel:	<b>Natural Gas, Forced Air</b>	Cooling:	<b>Central Air</b>
Wtr Htr Fuel:	<b>Natural Gas</b>	Road Frontage:	<b>Paved</b>
Water Source:	<b>Municipal Water</b>	Sewer:	<b>Sewer at Street</b>

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
<b>Bath - Full</b>	<b>First/Entry</b>	<b>7 x 4</b>	<b>Other</b>	<b>Bedroom</b>	<b>Second</b>	<b>13 x 13</b>	<b>Other</b>
<b>Bedroom</b>	<b>First/Entry</b>	<b>10 x 9</b>	<b>Wood</b>	<b>Dining Room</b>	<b>First/Entry</b>	<b>10 x 9</b>	<b>Wood</b>
<b>Kitchen</b>	<b>First/Entry</b>	<b>12 x 13</b>	<b>Vinyl</b>	<b>Living Room</b>	<b>First/Entry</b>	<b>13 x 14</b>	<b>Wood</b>
<b>Other</b>	<b>Second</b>	<b>13 x 13</b>	<b>Other</b>				

Legal/Tax/Financial

Property ID:	<b>MD0400049000</b>	Short Sale:	<b>No</b>	Home Warranty:	<b>No</b>	Ownership:	<b>Corporate/Relocatic</b>
Tax Summer:	<b>\$1,454</b>	Tax Winter:	<b>\$1,183</b>	Homestead:	<b>No</b>	Oth/Sp Asmnt:	<b>0</b>
SEV:	<b>56,300.00</b>	Taxable Value:	<b>56,300.00</b>	Existing Lease:	<b>No</b>		
Legal Desc:	<b>LOT 49 ADRIAN GARDENS ALSO .112 AC ASSESSED FROM MD0-114-2825-00 ON 12/5/2016 DES AS LD DES AS COMM AT THE NW COR OF LOT 49 PLAT OF ADRIAN GARDENS AND RUNN TH S01^52'00"E 162.89 FT TH S88^33'W 30 FT TH N01^51'W 162.53 FT TH N87^52'E 30 FT TO THE POB</b>						
Subdivision:	<b>ADRIAN GARDENS</b>						
Terms Offered:	<b>Cash, Conventional</b>						

Office Information

List Office: **Temple Realty**

Remarks

Pub Rmks: **Bring your vision, finish this property, and end up with instant equity. This is an increasingly rare opportunity being sold AS-IS. The property is in need of TLC and the price reflects this. Located on a tree-lined street showing high pride of ownership, this house is ready to be made a home. Tremendous character and a solid foundation to build on round out this rare opportunity.**