

**2375 LINCOLN MANOR Drive, Grand Blanc Twp 48507-4415**

MLS#: **2200064569**  
 County: **Genesee**  
 Status: **Active**

Area: **08141 - Grand Blanc Twp**  
 School D: **Grand Blanc**

Trans Type: **Sale**

LP: **\$113,400**  
 OLP: **\$125,000**



Location Information

Prop Type: **Residential**  
 Township: **Grand Blanc Twp**  
 Mailing City: **Flint**

Parking

Garage: **Yes**  
 Grg Sz: **2 Car**

Lot Information

Acreage: **0.21**  
 Lot Dim: **120.00X75.00**

Side of Street: **S of Frank Ave / W of Lincoln Manor**  
 Location: **S of Frank Ave / W of Lincoln Manor**  
 Directions: **Head west on Lincoln Manor Dr toward Fern Ave.**

Square Footage

Est Fin Abv Gr: **1,228**  
 Est Fin Lower: **614**  
 Est Tot Lower: **614**  
 Est Tot Finished: **1,842**

Layout

Rooms: **5**  
 Beds: **3**  
 Baths: **2.0**

Rd Front Ft: **120**

Arch Style: **Ranch**

Arch Level: **1 Story**

Waterfront Information

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

General Information

Year Built: **1979**  
 Year Remod:  
 Possession: **At Close**

Recent CH: **10/13/2020 : DOWN : \$124,300->\$113,400**

Features

Pets Allowed:  
 Foundation: **Basement**  
 Basement: **Partially Finished**  
 Porch Type: **Deck**  
 Appliances: **Dishwasher**  
 Heat & Fuel: **Natural Gas, Forced Air**  
 Wtr Htr Fuel:  
 Water Source: **3rd Party Unknown**

Entry Location: **Ground Level**  
 Fndtn Mtrls: **Other**

Roof Mtrls:

Cooling:  
 Road Frontage: **Pub. Sidewalk**  
 Sewer: **3rd Party Unknown**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	6 x 7		Bath - Full	First/Entry	7 x 4	
Bedroom	First/Entry	12 x 11		Bedroom	First/Entry	13 x 9	
Bedroom	First/Entry	13 x 11		Kitchen	First/Entry	13 x 11	
Living Room	First/Entry	19 x 13					

Legal/Tax/Financial

Property ID: **1205527040** Short Sale: **No** Home Warranty: **No** Ownership: **Bank - Owned**  
 Tax Summer: **\$1,277** Tax Winter: **\$1,379** Homestead: **Yes** Oth/Sp Asmnt: **685.04**  
 SEV: **53,900.00** Taxable Value: **49,878.00** Existing Lease: **No**  
 Legal Desc: **N-1643 S 75 FT OF LOTS 84 85 & 86 LINCOLN MANOR (76)**  
 Subdivision: **LINCOLN MANOR**  
 Terms Offered: **Cash, Conventional**

Office Information

List Office: **Owners.com**

Remarks

Pub Rmks: **Ranch style FIXER UPPER! 3 beds/2 baths on corner lot. Neighborhood is a semi-rural environment, near major roads. REO AUCTION PROPERTY- VACANT. NO APPOINTMENT NECESSARY. Seller DOES NOT ACTIVATE UTILITIES. Buyer should inspect and activate utilities prior to making offer. Agents & Buyers should confirm all listing information. Property sold "AS-IS" without contingencies, repairs, warranties, guarantees or representation as to listing accuracy, property information, photo or other depiction included or described herein.**