

## Residential Client Full

**6140 NELSON Court, Burton 48519-1665**

MLS#: **2200085095**  
 County: **Genesee**  
 Status: **Active**

Area: **08191 - Burton**  
 School D: **Atherton**

Trans Type: **Sale**

LP: **\$95,700**  
 OLP: **\$95,700**



Location Information

Prop Type: **Residential**  
 City: **Burton**  
 Mailing City: **Burton**  
 Side of Street:  
 Location: **N of Bristol / E of Belsay**  
 Directions: **Belsay Rd. to Nelson Ct. East on Nelson Ct., to property.**

Parking

Garage: **Yes**  
 Grg Sz: **2 Car**  
 Grg Dim:  
 Grg Feat: **Attached, Direct Access, Electricity**

Lot Information

Acreage: **13.27**  
 Lot Dim: **100.00X652.00**  
 Rd Front Ft: **268**

Square Footage

Est Fin Abv Gr: **2,010**  
 Est Fin Lower:  
 Est Tot Lower: **1,600**  
 Est Tot Finished: **2,010**

Layout

Rooms: **8**  
 Beds: **4**  
 Baths: **2.1**

Arch Style: **Modular Home, Ranch**  
 Arch Level: **1 Story**

Waterfront Information

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

General Information

Year Built: **1996**  
 Year Remod:  
 Possession: **At Close**

Recent CH: **10/13/2020 : New : ->ACTV**

Features

Pets Allowed: Foundation: Basement: Out Buildings: Heat & Fuel: Wtr Htr Fuel: Water Source:	Entry Location: Fndtn Mtrls: Cooling: Road Frontage: Sewer:
<b>Basement</b> <b>Unfinished</b> <b>Pole Barn</b> <b>Natural Gas, Forced Air</b> <b>Well-Existing</b>	<b>Ground Level w/Steps</b> <b>Block, Poured</b> <b>Paved</b> <b>Sewer-Sanitary</b>

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Flooring</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Flooring</u>
<b>Bath - Full</b>	<b>First/Entry</b>	<b>10 x 8</b>		<b>Bath - Full</b>	<b>First/Entry</b>	<b>11 x 10</b>	
<b>Bath - Lav</b>	<b>First/Entry</b>	<b>2 x 6</b>		<b>Bedroom</b>	<b>First/Entry</b>	<b>10 x 13</b>	
<b>Bedroom</b>	<b>First/Entry</b>	<b>9 x 13</b>		<b>Bedroom</b>	<b>First/Entry</b>	<b>10 x 13</b>	
<b>Bedroom - Mstr</b>	<b>First/Entry</b>	<b>14 x 13</b>		<b>Dining Room</b>	<b>First/Entry</b>	<b>10 x 13</b>	
<b>Family Room</b>	<b>First/Entry</b>	<b>17 x 13</b>		<b>Kitchen</b>	<b>First/Entry</b>	<b>11 x 16</b>	
<b>Living Room</b>	<b>First/Entry</b>	<b>15 x 13</b>					

Legal/Tax/Financial

Property ID: <b>5925300010</b>	Short Sale: <b>No</b>	Home Warranty: <b>No</b>	Ownership: <b>Bank - Owned</b>
Tax Summer: <b>\$2,363</b>	Tax Winter: <b>\$726</b>	Homestead: <b>Yes</b>	Oth/Sp Asmnt: <b>252.88</b>
SEV: <b>96,100.00</b>	Taxable Value: <b>54,500.00</b>	Existing Lease: <b>No</b>	
Legal Desc: <b>N 1020 FT OF W 1/2 OF E 1/2 OF SW 1/4 EXCEPT N 320 FT OF W 272 FT SEC 25 T7N R7E 13.3 A (96) FR 59-25-300-003</b>			
Terms Offered: <b>Cash</b>			

Office Information

List Office: **McGuirk Realty Inc**

Remarks

Pub Rmks: **Modular home located on a large 13 acre lot. 2 car attached garage, 30x40 pole barn, loads of potential but needs lots of TLC throughout. Cash offers only considered. See agent remarks for offer details.**