

## Residential Client Full

### 65260 CAMPGROUND, WASHINGTON TWP 48095

MLS#: **58050030257**  
 County: **Macomb**  
 Status: **Active**

Area: **03041 - Washington Twp**  
 School D: **Romeo**

Trans Type: **Sale**

LP: **\$250,000**  
 OLP: **\$250,000**



Location Information

Prop Type: **Residential**  
 : **WASHINGTON TWP**

Mailing City: **Washington**  
 Side of Street:  
 Location: **West Of Van Dyke / NORTH 30 MILE RD**  
 Directions:

Square Footage  
 Est Fin Abv Gr: **1,300**  
 Est Fin Lower: **50**  
 Est Tot Lower: **1,300**  
 Est Tot Finished: **1,350**

Waterfront Information

Water Name:  
 Water Facilities: **Pond**  
 Water Features:  
 Water Front Feet:

Parking

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

Grg Dim:  
 Grg Feat: **Attached**

Layout  
 Rooms: **9**  
 Beds: **3**  
 Baths: **2.0**

Lot Information

Acreage: **1.88**  
 Lot Dim: **1.87**

Rd Front Ft: **565**

Arch Style: **Manufactured with Land, Ranch**  
 Arch Level: **1 Story**

General Information

Year Built: **1970**  
 Year Remod:  
 Possession: **0**

Recent CH: **12/07/2020 : New : ->ACTV**

Features

Foundation: **Basement**  
 Basement: **Walkout Access**  
 Porch Type: **Deck, Porch**  
 Fireplc Fuel: **Natural**  
 Out Buildings: **Shed**  
 Appliances: **Dishwasher, Range/Stove**  
 Heat & Fuel: **Electric, Natural Gas,**  
 Wtr Htr Fuel: **Electric**  
 Water Source: **Well-Existing**

Fndtn Mtrls:  
 Roof Mtrls:  
 Fireplace Loc: **Basement**  
 Cooling:  
 Road Frontage:  
 Sewer: **Septic-Existing**

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bedroom	First/Entry	10 x 16		Bedroom	First/Entry	10 x 16	
Bedroom - Mstr	First/Entry	10 x 16		Breakfast Nook/Room	First/Entry	20 x 15	
Kitchen	First/Entry	15 x 10		Laundry Area/Room	First/Entry	7 x 12	
Living Room	First/Entry	20 x 30		Other	Lower	10 x 10	
Other	Lower	15 x 10					

Legal/Tax/Financial

Property ID: **0410300044**      Short Sale: **No**      Home Warranty:  
 Tax Summer: **\$624**      Tax Winter: **\$1,797**      Homestead: **No**      Ownership: **Bank - Owned**  
 SEV: **121,000.00**      Taxable Value:  
 Legal Desc: **T4N, R12E, SEC 10; COMM AT SW COR OF SEC 10; TH N01\*16'57"E 475.15 FT TO POB; TH N01\*16'57"E 293.00 FT; TH EAST 309.01 FT; TH SO**  
 Subdivision: **NA**  
 Terms Offered: **Cash, Conventional**

Office Information

List Office: **Keller Williams Realty Lakeside**

Remarks

Pub Rmks: **LOCATION. LOCATION. LOCATION! Great opportunity on this 3 bedroom 2 bath home in the highly desired Washington Twp! Award winning Romeo Schools! Beautiful piece of property! 565 ft of frontage and a 1,300 ft deep lot! Walk out basement provides tons of extra space...2 extra storage rooms can be converted to whatever you want...oh AND an extra 2 bedrooms!! Ohh the potential and possibilities are ENDLESS! Beautiful pond and storage shed out back for extra storage! Easy access to M-53 for all you commuters!**