

Condominium Property



190603 **Price: \$ 169,900** **Status: A**

Tax Author:	Portland City	School Dist:	PORTLND
Zoning:	RESI	Year Built:	2006
Key:	CMB	County:	Ionia
Complex:	Rivers Edge	Foundtn Sz:	
SqFt:	1,661	Water:	PUB
Occupancy:	A/C	Water Heater:	GAS
Sewer:	PUB		
Driveway:	CON		
Basement:	SLA		
Garage:	2CA, ATT, DOO, CON		

302 Rivers Edge Unit 10, PORTLAND 48875

State Eq Value:	\$91,000 (Year: 09)	Tax:	\$ 3,524 (Year: 08)	Taxable Value:	\$91,000 (Year: 09)
Directions:	Grand River to Divine to Rivers Edge			Broker#:	982
Legal:	Unit 10 of Rivers Edge Condos			Reserved Items:	N
Lot Size:	CONDO	Home Warranty:	N	Monthly Fee:	\$112
Land/Acreage:				Parcel#:	300-255-000-005-10

	Approx Size	Level	Carpet	Window	F.Baths	Half
Living Room:	17.3X14.4	1	Y	N	Level 3:	0
Dining Room:	15.3X13.10	1	Y	N	Level 2:	1
Kitchen:	14.4X9.10	1	N	N	Level 1:	1
Bedroom 1:	15.3X13.8	1	Y	N	Level B:	0
Bedroom 2:	14.4X10.8	2	Y	N	Total FB/HB:	2
Bedroom 3:	14.4X10.8	2	Y	N		1
Oth Rm 1:					Un#:	10
Oth Rm 2:					Rooms:	6
Oth Rm 3:					Bedrooms:	3
Oth Rm 4:					Total #Units:	12

Heating:	GFA	Firepl:	ONE, GAS
Type:	TWO, 1.5	Exterior:	VIN, STO
Appliances:	A/C, EXH, MIC, DIS		
Extras:	1ST, SMO, PAN, CEI, CAB, FIR, MAS		
Improvmts:	PAT		
Amenities:	SPR		
FeeIncludes:	TRA, SNO, LAW, EXT, LIA, FIR		
Terms:	CAS, CON, FHA, VET, LPO, LEA		
Showing:	SGN, KBX, CLO		

Owner:	DEES	Phone:	517-402-6544	Office Fax:	517-332-1775
Office:	C B Hubbell BriarWood-E.L.	Phone:	517-332-5100 Ext. 1221	Agent Cell #:	517-402-6544
Sales:	SNYDER, TRACY	Phone:	517-402-6544	Agent Fax:	517-706-2577
Agent Email:	tracy@tracysnyderteam.com				
Subagency Fee:	3	Buyer Agency Fee:	3	Virtual Tour:	http://tracysnyderteam.com/listings/302_RiversEdge
Variable Rate:		Other Fee:		Multi-Photo:	Y
Private Remarks:		Dbl Brochure:	Y	Disclosure Stmt:	Y

Welcome home to Rivers Edge Condos in Portland, right on the Grand River. These maintenance-free homes offer the conveniences you desire - easy expressway access, shopping nearby, the "Cool City" of Portland within walking distance, along with seldom found amenities of beautiful river views and a paved walking trail right out your back deck. Whether this is your rear-round home, or just seasonal, the floor plan will astound you! An open floor plan, gas fireplace, a main floor master bedroom suite with beautiful river views & laundry facilities complete the first floor. Go up the lighted stairway and you will find two more bedrooms and a full bath. One of these bedrooms has 2 closets and the other has a large closet and the perfect spot to put a desk.