

HOME FOR SALE



191 River Oaks

Gladwin, Michigan

United States

Asking Price

\$439,900

Bedrooms **3**

Year Built

Bathrooms **2**

Date Listed

09/05/2024

Size **1,975 Sq
Ft**

Listing ID

**GL-
1725594628**

Listed by: The Real Estate Book

For more information, visit:

<https://www.globallistings.com/11182065>

Overview

Spectacular on Smallwood !! Truly a Must See To Appreciate !! Starting with the property, this Estate like setting sits at the end of a culdesac & dead end rd. & consists of 2 beautifully maintained acres and 663 ft. of Waterfront that's actually still present in front of the home. This unique spot still offers the homeowners the opportunity to step beyond the seawall & sandy beach area just a short distance & still take advantage of the existing water still present, which under the current circumstances with the Dam's is a Rarity. Step inside this 2019 Custom Built 1975 sqft Ranch Style & You'll know you have definitely arrived Home !! 3 Bed / 2 1/2 Bath w/1 bedroom being a non-conforming bedroom (no window) being used as a sewing room.. Come in through the front door or the attached oversize 2+ car garage & you will enter into the Well Appointed Kitchen w/Exceptional cabinetry including all the lower shelving pulls out for ease of use.. Whirlpool Stove/Oven, Refrigerator, Dishwasher, also a freestanding Microwave round out the appliances in this kitchen. There's also a Water Softener owned by current homeowners & also included will be a Washer & Dryer. Wonderful center Island boasting a beautiful Quartz countertop w/custom lighting fixtures & separate walk-in pantry for all the extras most people don't have room for. The open concept between the Kitchen, Dining & Living room offers a Great Feeling of Space w/ Vaulted & Cathedral Ceilings & the Walls & Ceilings

finished in a sealed Tung & groove Knotty Pine. There was No Attention to Detail Overlooked in this home.. You'll Absolutely Enjoy the large Living room area with its built-in gas Fireplace & not a bad view out any of the windows & taking in all the views of Smallwood Lake. Primary bedroom offers nice space including walk-in closet & On suite' bath, Another Bath offers Walk in Tub for Safety!! The other bedroom & non conforming room offer ample space for all your needs as well as the additional bath & a half. Step outside & you will find multiple areas to relax both open & covered. There is a wonderful array of plants & other low maintenance landscaping as well as many mature trees throughout that top off this property. The 2+ attached garage is handicap assessable for ease in & out with plenty of room for extras & some built in shelving as well but it doesn't stop there, because there is still more this Incredible property offers, there is an additional 24x32 1/2 Heated Garage/Workshop that would make any serious woodworker or mechanic jealous & blacktop drive to top this one off. If you have ever wanted to find the complete package in a waterfront you'll be hard pressed to find one better suited then this one. Don't Hesitate & Make Your Appointment Today For A Closer Look Before This One Gets Away !!! At this time there is a assessment set forth by FLTF w/Smallwood being 1 of 4 affected Dam's. Go to www.fltf.com for more information or ask listing Agent for more detail information !

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