

HOME FOR SALE



3302 N Charles Dr  
Mesick, Michigan  
United States

Asking Price  
\$49,500

Bedrooms	Year Built	
Bathrooms	Date Listed	08/24/2024
Size	0	Listing ID

Listed by: Realtyww Info

For more information, visit:  
<https://www.globallistings.com/11504226>

Overview

Handyman's Dream Near Hodenpyl Dam Bridge on Beautiful Half-Acre Lot Location, Location, Location! This property is perfect for those who love the great outdoors and want a project to make their own. Situated on a beautiful half-acre lot on a quiet road, just one mile from the Hodenpyl Dam bridge, this location offers easy access to all the recreational activities the area has to offer. The Manistee River, which flows into the Hodenpyl Dam, is just minutes away, offering excellent fishing, kayaking, and other water activities. With the North Country Trail nearby, its an ideal spot for hiking enthusiasts. The property is also conveniently located across the street from Northern Exposure Campground, making it an excellent base for outdoor adventures. Property Details: Lot Size: Half-acre lot on a quiet road Outdoor Features: Fenced-in garden area, large sunny lawn with mature landscaping Trailer: Pre-1976 trailer(with affidavit of affixture) Location: Behind the store on Hodenpyl Dam Road Roof: Recently resurfacedno leaks! Heating/Cooling: Two mini-splits installed Plumbing: All plumbing under the house wrapped with heat tape; crawl area sealed and dry (sand base) Bathroom #1: New toilet, flooring, and vanity Bathroom #2: New toilet installed, vanity included, fresh paint in progress Bedroom: The back bedroom needs new floorboards and flooring; replacement floorboards are on-site and ready to be installed Main Living Area: Needs new flooring and

ceiling replacement Appliances: New washer, dryer, and refrigerator (and stove) The owner has made significant improvements. This property offers a unique opportunity for someone with a vision to complete the work and make it their own. Please note: The home is being sold as-is. Dont miss out on this fantastic opportunity to create your dream getaway on a serene half-acre lot with a sunny lawn, mature landscaping, and a fenced-in garden area near the North Country Tr

For more details:

Listed by: Lisa Russell

**Contact**

**Email**

**Phone**