

Customer Report **15410 N BLUFF RD** Asking: **\$439,000**

MLS # **1702949**
 Status **ACT**
 County **Grand Traverse**
 Type **Residential**
 #BR **2**
 #BA **2.00**
 Address **15410 N BLUFF RD**
 City **Traverse City**
 Zip **49686**
 Wtrfrnt **Yes**
 Water P/S **Private**
 Wtrfrt Ft **97**



06/11/2009 08:22 AM

ApxYrBlt	1967	School District	Traverse City	Length	Width		Carpet
Apx # Acres	0.19	Township	Peninsula	Living Rm	14	23	Upper Floor
Lot Dimensions	78x94x95x97	Section #	14	Family Rm			Yes
Body of Water	Grand Traverse Bay	YrRmodeled		Kitchen	combo	11	Main Floor
Condo	No	Main Fl Laundry	Yes	Dining Rm	combo	11	Main Floor
Unit #		AbvGrdSQFT	1400	Master BR	14	11	Upper Floor
AnnAsocFee		LL SQ FT	0	BR 2	14	13	Upper Floor
Subdivision	The Cove	Total SQFT	1400	BR 3			Yes
Lot #		UnfinishSF	0	BR 4			
		Dual MLS		Den			

ARCHITECTURE	Cottage	LOT DESCRIPTION	Metes and Bounds
CONSTRUCTION	Wood	OUTBUILDINGS	No Outbuildings
STYLE	Two Story	GARAGE PARKING	One Car Garage
CONSTRUCTION PART 2	Built on Site	HEATING/COOLING TYPE	Baseboard
BASEMENT	Slab	HEATING/COOLING SOURCE	Electric
BATH	Shower Over Tub, Shower Stall	ROAD	County Maintained
APPLIANCES	Refrigerator, Oven/Range, Disposal,	ROOF	Asphalt Shingle
/EQUIPMENT	Microwave, Water Softener, Washer, Dryer	WASTE	Septic System
INTERIOR	Cable TV Available	WATER	Private Well
WATERFRONT TYPE	Private Access-On Wtr Sd, Grand Traverse Bay, Sandy Shoreline/Bottom	EXTERIOR	Deck, Covered Porch
MISCELLANEOUS	None	USE/RESTICTIONS	Unknown
		ZONING	Residential
		FINANCING AVAILABLE	Conventional Mortgage, Cash
		POSSESSION	Within 30 Days

Located in a quiet cove, this waterfront cottage/year round home has 2 enclosed sun porches. Tiered decking to the waters edge. 2 bedrooms and 2 full baths. Large kitchen looking out over Grand Traverse Bay. 97 feet of private sandy beach. New furniture (Like Great Wolf Lodge) may be purchased along with boats and tools.

11 miles from Garfield Rd/31 intersection. Follow Center Hwy to Smokey Hollow Rd to Boursaw Rd to Bluff Rd. House is on Left.



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