

6356 BERGIN Road, Oceola Twp 48843-9016MLS#: **20230016990**
P Type: **Residential**
Status: **Active**Area: **01071 - Oceola Twp**
DOM: **N/11/11**Short Sale: **No**
Trans Type: **Sale**
EA/FSLP: **\$509,900**
OLP: **\$509,900**Location InformationCounty: **Livingston**
Township: **Oceola Twp**
Mailing City: **Howell**
Side of Str: **S**
School Dist: **Hartland**
Location: **Bergin Rd and Argentine Rd**
Directions: **M59 to Argentine Rd, S to bergin, E to house, on S side**ParkingGarage: **Yes**
Grg Sz: **2 Car**
Grg Dim: **24x24**
Grg Feat: **Electricity, Door Opener, Side Entrance, Attached**Lot InformationAcreage: **5.09**
Lot Dim: **455x477x461x487**
Rd Front Ft: **66**Square FootageSqft Source: **Assessor**
Est Fin Abv Gr: **2,356**
Est Fin Lower: **950**
Est Tot Lower: **1,428**
Est Tot Fin: **3,306**
Price/SqFt: **\$216.43**LayoutBeds: **5**
Baths: **3.1**
Rooms: **11**
Arch Sty: **Colonial**
Arch Lvl: **2 Story**
Site Desc:Contact InformationName: **DEAN**
Phone: **(517) 223-3550**Waterfront InformationWtrfrnt Name:
Water Facilities:
Water Features:
Water Frt Feet:General InformationYear Built: **2003**
Year Remod:Recent CH: **03/09/2023 : New : PS->ACTV**Listing InformationListing Date: **03/08/2023** List Type/Level Of Service: **Exclusive Agency/Full Service**
Activation Date: **03/09/2023** Srvc's Offered: **Arrange Appointments, Accept/Present Offers, Advise on Offers, Assist with Counteroffers, Negotiate for Seller**
Land DWP: Land Int Rate: **%** Land Payment: Land Cntrt Term:
Protect Period: **180** Restrictions: Exclusions: Possession: **Close Plus 16-29 Days**
Terms Offered: **Conventional** MLS Source: **REALCOMP** Originating MLS#: **20230016990**FeaturesPets Allowed:
Foundation: **Basement** Entry Location: **Ground Level**
Foundation Feat: **Sump Pump** Fndtn Material: **Poured**
Basement: **Finished, Interior Entry (Interior Access), Walkout Access**
Exterior Feat: **Lighting**
Exterior: **Stone, Vinyl** Cnstrct Feat:
Porch Type: **Balcony**
Roof Material: **Asphalt**
Appliances: **Built-In Gas Oven, Built-In Gas Range, Dishwasher, Double Oven, Free-Standing Refrigerator, Range Hood**
Interior Feat: **High Spd Internet Avail, Egress Window(s)**
Heat & Fuel: **Natural Gas, Forced Air** Cooling: **Ceiling Fan(s), Central Air**
Wtr Htr Fuel: **Natural Gas** Road: **Gravel**
Water Source: **Well (Existing)** Sewer: **Septic Tank (Existing)**Room Information

Room	Level	Dimen	Flooring	Room	Level	Dimen	Flooring
Bath - Dual Entry Full	Basement	10 x 7	Ceramic	Bath - Full	First/Entry	8 x 7	Ceramic
Bath - Lav	Basement	7 x 4	Ceramic	Bath - Primary	Second	11 x 11	Ceramic
Bedroom	First/Entry	10 x 9	Carpet	Bedroom	First/Entry	14 x 9	Carpet
Bedroom	Basement	13 x 11	Carpet	Bedroom	Basement	13 x 11	Carpet
Bedroom - Primary	Second	24 x 19	Other	Family Room	Basement	24 x 13	Laminate
Great Room	First/Entry	32 x 13	Other	Kitchen	First/Entry	21 x 12	Ceramic
Kitchen - 2nd	Basement	18 x 16	Laminate	Laundry Area/Room	First/Entry	10 x 7	Ceramic
Loft	Second	20 x 11	Wood				

Legal/Tax/FinancialProperty ID: **0735100019** Subdivision:
Ownership: **Standard (Private)** Occupant: **Owner**
Tax Summer: **\$2,014** Tax Winter: **\$2,428** Homestead: **No** Oth/Sp Asmnt: **0.00**
SEV: **\$210,700** Taxable Value: **\$160,634** Existing Lease: **No** Home Warranty: **No**
Legal Desc: **SEC 35 T3N R5E PART OF E 1/2 OF SW 1/4 OF SEC 26 AND PRT OF E 1/2 OF NW 1/4 OF SEC 35; COMM AT THE NW CORN SEC 35; TH S 89*21'12" E 1328.53'; TH S0*17'38" W 21.65' TO POB TH S88*31'37" E 458.98'; TH DUE S 473.70'; TH S89*20'00" W 461.34'; TH N0*17'38" E 490.87' TO POB 5.09 ACRES ML PARCEL 4-3 SUBJ TO & INC USE OF 66' ESMT FOR INGRESS & EGRESS & ESMTS & ROW OF RECORD SPLIT 7/02 FROM 35-100-016 (35-100-016 SPLIT 4/01 FR 26-300-030&35-100-001)**Agent/Office InformationSub Ag Comp: *The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed and to participants of any data share partner MLS.*
Buy Ag Comp: **Yes: 3%**
Trn Crd Comp: **Yes: 2%**
Compensation Arrangements:
List Office: **Alliance Real Estate** List Office Ph: **(517) 223-3550**
List Agent: **DEAN FILECCIA** List Agent Ph: **(517) 404-3326**
Access: **Appointment/LockBox** LB Description: LB Location: **Front Door**RemarksPublic Remarks: **Consolidating your family? Kids won't leave home? This is the home you have been looking for. High 25 ft + ceiling living areas, large great room with plenty of windows and French doors leading to the large recently updated deck, allowing you to view nature as it was meant to be. Large kitchen with dining area included also with the same high ceilings. Two bedrooms on the main floor, with a full bath and laundry/mud room. Second level contains the master bedroom 19 x 24, two skylights with French doors leading out to your private balcony, en suite bath with Jacuzzi tub and separate shower. Loft area over looking the great room makes a great work or meditation area. Fantastic finished basement with a full kitchen, 1 bedroom with a possible 2nd sharing a Jack & Jill bathroom with separate sinks. French doors lead out to the paver stone patio. Great landscaping, paver stone patios and walkways with a hot tub area. Large 1536 sqft pole barn with concrete floors. House sits back off of the road and affords you lots of privacy. This is a great home with plenty of space for get togethers**REALTOR® Remarks: **Minor repairs and painting to be completed prior to possession by owner, a licensed builder. Carpet allowance TBD Licensed agent must accompany all showings, leave a card, lock all doors, shut off lights**



Front



Front







