

**Address:** 374 Reynard Dr Drive , Mio , MI ; 48647



**MLS#:** 201830272 **List Price:** \$ 120,000  
**Type:** Residential Lot **Status:** Active  
**Prop Type:** Residential **Bedrooms:** 2  
**Bathrooms:** 1 **Gar Y/N:** No  
**Gar Type:** None **Gar Stall:** 0  
**Style:** Cabin **Waterfront:** Shared-Private Access  
**County:** Oscoda

**Lake/River Other:**

<b>Construction:</b> Frame	<b>Frontage:</b> None	<b>Lake/River Name:</b> Smith Lake
<b>Tax ID</b> 003-250-001-00	<b>Lot Dim:</b> 9,573	<b>Above SqFt:</b> 700
<b>Total SqFt:</b> 700	<b>School District:</b> Fairview	<b>Township/City/Village:</b> Comins
<b>Subdivision or T/R:</b> Smith Lake Sub	<b>Ownership Status:</b> Corporation	<b>Realtor.com Type:</b> Residential-Single Family
<b>Full Baths</b> 1	<b>Half Baths</b> 0	<b>Internet Access</b> Unknown

**Public Remarks:** This is it!!! The cabin you have been looking for! This cozy cabin features two bedroom, one bath! Open floor plan which is great for entertaining guests! Large lot which is great for those summer nights! Large shed on property to hold all your toys and storage needs. Large screened in porch so you can sit and enjoy the view. Bathroom has been remodeled as well as a new roof on the taller point of cabin. Walking distance to your private lake access.

**Directions:** Coming from M33 South thru Mio head towards Fairview. Turn left onto Caldwell rd. In 0.6 miles turn left onto Smith Lake Dr house is on the left in 0.6 miles

**Showing Instructions:** Appointment Only; Call Listing Agent; Lock Box; Vacant; Showingtime

<b>Rooms:</b> Living Room Size: 15'6"x11'4"; Living Room Level: 1st; Dining Room Size: 15'6"x6'11"; Dining Room Level: 1st; Kitchen Size: 7'8"x5'1"; Kitchen Level: 1st; Bedroom 1 Size: 10'11"x9'2"; Bedroom 2 Size: 11'1"x2'6"; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 4'8"x7'8"	<b>Foundation:</b> Slab
<b>Appliances &amp; Equipmt:</b> Refrigerator; Range/Oven; Water Heater: Electric	<b>Schools:</b> Elementary School: Fairview; High School: Fairview
	<b>Taxes and Possession:</b> Possession: TBD; Association Dues: Yes; Association Fee: 50.00; Association Fee Frequency: Annually
	<b>Heating/Air:</b> Baseboard; Electric
	<b>Laundry:</b> None
	<b>Water:</b> Well
	<b>Sewer:</b> Septic
	<b>Age:</b> Unknown
	<b>Exterior:</b> Wood
	<b>Exterior Features:</b> Deck; Hunting Camp; Patio/Porch; Shed
	<b>Road:</b> Dirt
	<b>Terms:</b> Cash; Conventional Mortgage
	<b>Sign:</b> Sign: Yes

<b>Ownership Status:</b> Corporation	<b>BA:</b> 3	<b>SA:</b> 0
<b>TC:</b> 0		

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