SAGINAW BAY WATERFRONT · TUSCOLA COUNTY

6867 Debralyn Drive

Unionville, MI 48767 · Akron Township · Unionville-Sebewaing schools

~~$279,900~~ **$259,900**

MLS 26022175 · $186 / sq ft
Listed by Brian J. Thompson, Epique Realty







3	1	1,400	0.18	1962	70'
BEDROOMS	FULL BATH	SQ FT	ACRES	BUILT	FRONTAGE

THE WATER

Saginaw Bay · launch 250 ft away

70 feet of bay frontage with an existing seawall and wide-open water views. You can kayak and paddleboard right off the yard.

Private docks and boat mooring are not allowed on this lot, so the boat lives at the public launch about 250 feet down the road. That also means no dock to put in and pull out every year.

SEAWALL · 70 FT FRONTAGE · PUBLIC LAUNCH 250 FT · KAYAK + PADDLE

THE HOUSE

Furnished and ready

Metal roof, replacement windows, central air, a 3-season room, and a 2-car detached garage on a concrete drive. Public water, septic. It sells fully furnished.

SHORT-TERM RENTAL

Rented before, verify now

The listing says it ran as a successful short-term rental. Akron Township's zoning ordinance has no short-term rental rules that I could find, but get that confirmed in writing by the zoning administrator before you count on the income.

WHAT THE TAXES BECOME WHEN YOU BUY

Do not plan on the seller's tax bill

Seller pays $5,575 a year on a taxable value of $110,542

At transfer the taxable value uncaps to about half of the market value, so it resets near **$129,950** at this price. Using the roughly 50.4 mills implied by the current non-homestead bill:

COTTAGE OR RENTAL · NON-HOMESTEAD

$6,550 a year · about $546 / mo

YOUR PRIMARY RESIDENCE · WITH PRE

$4,215 a year · about $351 / mo

Principal Residence Exemption removes 18 school mills

Estimate only, for planning. The assessor sets true cash value, which can differ from the sale price, and millage changes each year. A short-term rental cannot take the PRE. Verify with Akron Township and Tuscola County. The MLS lists the municipality as Tuscola Twp, but the legal description (AK-31) places it in Akron Township. Square footage per the listing's price per foot; the listing also shows 1,558 total.

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DON'T JUST LIVE HERE. THRIVE HERE.