

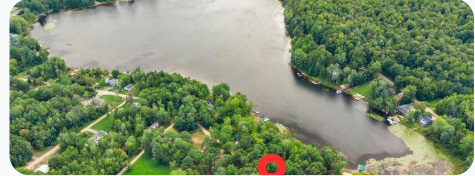
20308 Lakeview Drive

Tustin, MI 49688 • Burdell Township • Pine River schools

\$299,900

MLS 26013489 • \$216 / sq ft

Listed by Melissa Steenwyk, Indigo Key Realty



3

BEDROOMS

1

FULL BATH

1,389

SQ FT

0.48

ACRES

1997

BUILT

50'

FRONTAGE

THE WATER

Diamond Lake • all sports

50 feet of private frontage with a newer dock, plus public access within a mile. The listing describes low boat traffic, a 65-foot hole by the point, and bluegill, bass and pike. Well and septic, propane heat, dirt private road. Note the two-track that runs between the house and the frontage: the frontage is part of this parcel, and the seller says through traffic is rare. Walk it and ask about any right of way in writing.

ALL SPORTS

PRIVATE FRONTAGE

NEWER DOCK

ASSOC. BEACH

DISTANCE FROM GRAND RAPIDS

65 mi about 1 hr 10 min via US-131

Cadillac 15 min • Big Rapids 30 min • Traverse City about 1 hr 15 min

SHORT-TERM RENTAL

Already operating

The seller reports the home rents many weekends in summer and fall. Ask for the booking history and confirm current rules with Burdell Township and the association before you count on the income.

WHAT THE TAXES BECOME WHEN YOU BUY

Do not plan on the seller's tax bill

At transfer the taxable value uncaps to about half of the market value, so it resets near **\$149,950** at this price. Two paths from there, using the roughly 50.0 mills implied by the current non-homestead bill:

COTTAGE OR RENTAL • NON-HOMESTEAD

\$7,490 a year • about \$624 / mo

Same rate the seller pays today

YOUR PRIMARY RESIDENCE • WITH PRE

\$4,790 a year • about \$399 / 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. Taxes billed before the December 31 after closing still use the seller's capped value, so the jump shows up the following year. Add \$100 a year for the association and the rented LP tank. Verify with Burdell Township and Osceola County.

Adrianna Berlin, REALTOR®

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