

3555 Wilson Road

East Jordan, MI 49727 · Echo Township · 8 miles south of town

\$249,900

MLS 1948805 · \$217 / sq ft · reduced from \$299,900

Listed by Jennifer Burr, Coldwell Banker Boyne City

**1**

BEDROOM

1

FULL BATH

1,152

SQ FT

6.21

ACRES

1999

BUILT

350'

FRONTAGE

THE WATER**Scott's Lake · lake type unconfirmed**

The listing advertises 350 feet of private deeded frontage on Scott's Lake, a small inland lake in Antrim County, and the seller is including the dock, an older pontoon and two row boats. Two things the file does not say: whether the lake is all sports or restricted, and how the frontage is held, since the MLS marks water access as no while the remarks describe deeded frontage. Get the deed language and the lake rules in writing. Private well, no natural gas, asphalt drive.

350 FT DEEDED

DOCK INCLUDED

BOATS INCLUDED

VERIFY LAKE RULES

DISTANCE FROM GRAND RAPIDS**150
mi**

about 2 hr 30 min via US-131 and M-66

East Jordan 15 min · Boyne City 25 min · Traverse City 50 min · Charlevoix 30 min

SHORT-TERM RENTAL**Marketed for it, not verified**

The listing pitches the property as an income-producing short-term rental, but nothing in the file confirms it is permitted. There is no association restriction listed. Confirm with Echo Township and Antrim County before you underwrite rental income.

WHAT THE TAXES BECOME WHEN YOU BUY**The listing left the tax figures blank**

The mechanic is the same everywhere in Michigan: at transfer the taxable value uncaps to about half of market value, so it would reset near **\$124,950** at this price. Rural Antrim County millage typically runs in the low 30s to low 40s, which puts the first full year in this band. Treat it as a planning range, not a quote.

SECOND HOME OR RENTAL · NON-HOMESTEAD**\$4,400 - \$5,400**

a year, roughly \$365 to \$450 a month

YOUR PRIMARY RESIDENCE · WITH PRE**\$2,150 - \$3,150**

a year, after the 18 school mills come off

Rough band only. I will pull the actual taxable value, SEV and millage from the Echo Township assessor and the Antrim County treasurer before you write, and it could land outside this range. 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.

Adrianna Berlin, REALTOR®

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