

267703

2495 Julie Way, DeWitt, MI 48820
Vacant Land Active

\$49,900



2495 Julie Way

List Price: \$49,900
Road Surface: Paved
Soil Types: Sandy Loam
Trees: YES
Lot Acres: 0.25
Lot Size Dimensions: 85X128
Frontage Length: 85
Land & Acreage: Up to 1/4 Acre
Cross Street: W. Main St./Wilson St.

City: DeWitt
County: Clinton
School District: DeWitt
Elementary School District: DeWitt
Elementary School: David Scott Elementary School
Subdivision: Creeping Brook
Township/Tax Authority: DeWitt Charter Twp
Builder Name: GIGUERE HOMES
Waterfront: No

Directions: W Main St/Wilson St. Head N on Wilson St., Right on Julie Way
Legal: LOT 88 CREEPING BROOK ESTATES NO. 7, SEC 5, T5NR2W. FROM 050-005-100-045-51 FOR 2004 ROLL.

Parcel #: 1905017500008800

State Eq Value: \$22,700
Tax Year: 21
Taxable Value: \$22,700

Taxes: \$719.98
Zoning: Residential

Association Amenities: Maintenance Grounds
Current Financing: None
Fencing: None

Land & Acreage: Up to 1/4 Acre
Lot Features: Few Trees; Level; Rectangular Lot
Other Equipment: None
Parking Features: On Street; None
Road Frontage Type: City Street
Road Surface Type: Asphalt
Sewer: Public Sewer
Terms: Cash; Conventional
Utilities: Cable Available; Electricity Available; High Speed Internet Available; Natural Gas Available; Phone Available; Sewer Available; Water Available
View: Neighborhood; Trees/Woods
Water Source: Public

Public Remarks: Walking distance to David Scott Elementary School and a few minute drive, stroll or bike ride to downtown DeWitt to the looking glass river, shops and local restaurants. This .25 acre lot allows for a residential home up to 4 car garage and finished daylight basement. Call today to discuss your building options!

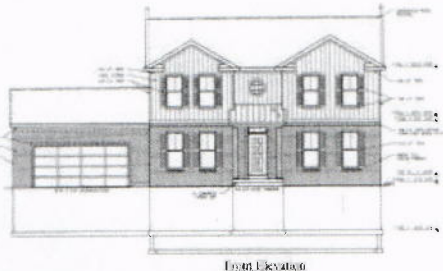
James Giguere

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268788 **2395 Julie Way, DeWitt, MI 48820**
Residential Active

Listing Member: **Name:** James Giguere **Office:** LO: Giguere Realty & Development, L.L.C. **Primary Office:** 517-204-0818 **E-mail:** jim@giguerehomes.com
 6502117277 6505293998



County: Clinton **Lot Acres:** 0.25
City: DeWitt **Lot Size Dimensions:** 85X128
Key: NONE **School District:** DeWitt
Township/Tax Authority: DeWitt Charter Twp **Subdivision:** Creeping Brook
Property Sub-Type: Single Family Residence **Home Warranty:** Yes
Senior Community: No **Reserved Items:** No
List Price: **Year Built:** 2023
List Price/SqFt: **Occupancy:** At Close
Listing Date: 09/25/2022 **Owner Name:** Giguere
Baths Full - Total: 2 **Building Area Total SqFt:** 3,168
Baths Half - Total: 1 **Total Livable Area:** 2,348
Baths - Total: 3 **Living Area Source:** Builder
Bedrooms Total: 4 **Association Fee/Yr:**
Short Sale: No
Real Estate Owned: No

Directions: S DeWitt Rd./ Brookview lane - Head W on Brookview lane, N on Wilson to Julie Way
Legal: LOT 88 CREEPING BROOK ESTATES NO. 7, SEC 5, T5N2R2W. FROM 050-005-100-045-51 FOR 2004 ROLL.

2395 Julie Way
Eq Year: 2022
Parcel #: 050-175-000-088-00
State Eq Value: \$22,700

Tax Year: 21
Taxable Value: \$22,700
Taxable Value Year: 2022

Taxes: \$719.98
Zoning: Residential

#Full Baths 3: 0	#Half Baths 3: 0	Level 1 Finished Area: 1,162
#Full Baths 2: 2	#Half Baths 2: 0	Level 2 Finished Area: 1,186
#Full Baths 1: 0	#Half Baths 1: 1	Level 3 Finished Area: 0
#Full Baths B: 0	#Half Baths B: 0	Below Grade Finished Area: 0
		Above Grade Finished Area: 2,348
		SqFt - Basement: 820

Room Name	Level	Dimensions	Room Features	Remarks	Room Name	Level	Dimensions	Room Features	Remarks
Primary Bedroom	Second	13.8 x 14.6	Carpet Floor		Bedroom 2	Second	12.4 x 12.2	Carpet Floor	
Living Room	First	14 x 12	Carpet Floor		Bedroom 3	Second	11.4 x 11.4	Carpet Floor	
Dining Room	First	12 x 11		Luxury Vinyl Floors	Bedroom 4	Second	13.8 x 11.4	Carpet Floor	
					Kitchen	First	9.1 x 13.4		Luxury Vinyl Flooring
					Office	First	13.8 x 10		Study
					Other	First	11.6 x 11		Sunroom

Association Amenities: Maintenance Grounds
Appliances: Dishwasher; Microwave; Stainless Steel Appliance(s)
Basement: Concrete; Daylight; Egress Windows; Full; Sump Pump; Walk-Out Access
Community Features: Curbs; Sidewalks; Street Lights
Current Financing: None
Cooling: Central Air
DPR: DPR Eligible: Yes
Disclosures: Vacant Land; None
Exterior Features: Lighting; Rain Gutters; Storage
Electric: 200+ Amp Service
Exterior: Vinyl Siding
Flooring: Carpet; Vinyl; Other; See Remarks
Fencing: None
Foundation Details: Concrete Perimeter
Fireplace Features: None
Heating: Forced Air; Natural Gas
Interior Features: Entrance Foyer; High Ceilings; Kitchen Island; Pantry; Stone Counters; Storage; Walk-In Closet(s)
Land & Acreage: Up to 1/4 Acre
Lot Features: City Lot; Few Trees; Front Yard; Gentle Sloping; Level; Rectangular Lot
Laundry Features: Electric Dryer Hookup; Laundry Room; Main Level; Washer Hookup
Levels: Two
Property Conditions: Proposed Build
Parking Features: Garage Spaces: 2; Attached; Concrete Driveway; Driveway; Garage Door Opener; Garage Faces Front; See Remarks
Patio & Porch Features: Deck; Porch
Pool Features: None
Property Use: Primary
Roof: Shingle
Showing Days: Sunday; Monday; Tuesday; Wednesday; Thursday; Friday; Saturday
Showing Requirements: Call Listing Agent; Email Listing Agent; Sign on Property; Text Listing Agent; To Be Built
Road Surface Type: Asphalt
Sewer: Public Sewer
Terms: Cash; Conventional
View: Creek/Stream; Neighborhood; Trees/Woods
Window Features: Low Emissivity Windows
Water Source: Public

Public Remarks: Welcome Home! This 2348 Finished Two-Story floor-plan offers the option of a finished lower level including a 5th bedroom, full bath & recreational room adding a proposed 820 sq. ft. This mature subdivision offers a walkout and daylight basement windows to enjoy the backyard tree line view with close proximity to downtown DeWitt & walking distance to David Scott Elementary School.
Agent to Agent Remarks: THIS IS A PROPOSED BUILD- Contract will not begin without a signed contract. Flooring is Luxury Vinyl Tile, Garage Drywall hung, Taped & mudded- not painted, Microhood not Microwave included in contract.