

270570

**703 Coppersmith Drive, Mason, MI 48854**  
**Residential Active**



Front Elevation

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**703 Coppersmith Drive**

<b>County:</b>	Ingham	<b>Lot Acres:</b>	0.85
<b>City:</b>	Mason	<b>Lot Size Dimensions:</b>	116X320
<b>Key:</b>	none	<b>Frontage Length:</b>	116
<b>Township/Tax Authority:</b>	Mason City	<b>Waterfront:</b>	No
<b>Property Sub-Type:</b>	Single Family Residence	<b>School District:</b>	Mason
<b>Entry Level:</b>	1	<b>Subdivision:</b>	Rayner Pond
<b>List Price:</b>		<b>Home Warranty:</b>	Yes
<b>Baths Full - Total:</b>	2	<b>Reserved Items:</b>	No
<b>Baths Half - Total:</b>	0	<b>Year Built:</b>	2023
<b>Baths - Total:</b>	2	<b>Builder Name:</b>	Giguere Homes
<b>Bedrooms Total:</b>	3	<b>Occupancy:</b>	At Close
<b>Pool Private:</b>	No	<b>Building Area Total SqFt:</b>	3,010
<b>Spa:</b>	No	<b>Total Livable Area:</b>	1,505
<b>Cross Street:</b>	Sanctuary Dr./Coppersmith Dr.	<b>Association Fee:</b>	\$90
		<b>Association Fee Frequency:</b>	Annually
		<b>Association Fee/Yr:</b>	
		<b>Short Sale:</b>	No
		<b>Real Estate Owned:</b>	No

**Directions:** S on Okemos Rd., E onto Coppersmith Dr. to parcel B on left.  
**Legal:** PART OF THE S 1/2 OF SEC 4 T2N R1W & LOT 48 ASSESSORS PLAT NO 1 CITY OF MASON DESC AS: COM AT W 1/4 COR SD SEC 4 - N89D52'56"E ALNG E-W 1/4 LN 2456.52 FT - S0D4'37"W ALNG E LN OF LANDINGS AT RAYNER PONDS CONDO 675.27 FT - N89D55'39"E ALNG N LN OF COPPERSMITH DR 75 FT TO POB - N0D14'34"W 320 FT - N89D55'39"E 116.33 FT - S0D14'34"E 320 FT - S89D55'39"W ALNG N LN OF COPPERSMITH DR 116.33 FT .85 AC

<b>Parcel #:</b>	33-19-10-04-401-017	<b>Tax Year:</b>	2022	<b>Taxes:</b>	\$1,650.5
<b>State Eq Value:</b>	\$23,200	<b>Taxable Value:</b>	\$23,200	<b>Zoning:</b>	Residential

<b>#Full Baths 3:</b>	0	<b>#Half Baths 3:</b>	0	<b>Level 1 Finished Area:</b>	1,505
<b>#Full Baths 2:</b>	0	<b>#Half Baths 2:</b>	0	<b>Level 2 Finished Area:</b>	0
<b>#Full Baths 1:</b>	2	<b>#Half Baths 1:</b>	0	<b>Level 3 Finished Area:</b>	0
<b>#Full Baths B:</b>	0	<b>#Half Baths B:</b>	0	<b>Below Grade Finished Area:</b>	0
				<b>Above Grade Finished Area:</b>	1,505
				<b>SqFt - Basement:</b>	1,505

Room Name	Level	Dimensions	Room Features	Remarks	Room Name	Level	Dimensions	Room Features	Remarks
Primary Bedroom	First	12.2 x 14	Carpet Floor		Bedroom 2	First	12.2 x 11	Carpet Floor	
Living Room	First	18 x 18	Carpet Floor		Bedroom 3	First	11.4 x 11.2	Carpet Floor	
Dining Room	First	9 x 8		Breakfast nook with LVT flooring	Kitchen	First	12 x 8.8		LVT Flooring
Laundry	First	7.9 x 7		Laundry Shelf	Other	First	12 x 10		Treated Deck
					Other	First	10 x 9.6	Entrance Foyer	
					Other	First	21.4 x 20.6		2 car garage
					Other		10 x 6		Porch

**Association Amenities:** Dog Park; Maintenance Grounds  
**Appliances:** Dishwasher; Disposal; Gas Water Heater; Microwave; Range Hood; Stainless Steel Appliance(s); Vented Exhaust Fan; Water Heater  
**Basement:** Daylight; Egress Windows; Full; Sump Pump  
**Community Features:** Curbs; Sidewalks; Street Lights  
**Current Financing:** None  
**Cooling:** Central Air  
**DPR:** DPR Eligible: Yes  
**Exterior Features:** Lighting; Private Yard; Rain Gutters  
**Electric:** 150 Amp Service  
**Exterior:** Stone; Vinyl Siding  
**Front Door:** S  
**Flooring:** Carpet; Vinyl; See Remarks  
**Fencing:** None  
**Foundation Details:** Concrete Perimeter  
**Fireplace Features:** None  
**Heating:** Central; Exhaust Fan; Forced Air; Natural Gas  
**Interior Features:** Double Vanity; High Ceilings; Kitchen Island; Open Floorplan; Pantry; Recessed Lighting; Walk-In Closet(s)  
**Improvements:** Great Room

**Land & Acreage:** 1+ thru 2 Acres  
**Lot Features:** Back Yard; City Lot; Front Yard; Many Trees; Rectangular Lot; Views; Wooded  
**Laundry Features:** Electric Dryer Hookup; Laundry Room; Main Level; Washer Hookup  
**Levels:** One  
**Property Conditions:** Proposed Build  
**Parking Features:** Garage Spaces: 2; Attached; Concrete Driveway; Driveway; Garage Door Opener; Garage Faces Front  
**Patio & Porch Features:** Deck; Porch  
**Pool Features:** None  
**Property Use:** Primary  
**Roof:** Shingle  
**Road Frontage Type:** City Street  
**Security Features:** Carbon Monoxide Detector(s); Firewall(s); Smoke Detector(s)  
**Spa Features:** None  
**Road Surface Type:** Paved  
**Sewer:** Public Sewer  
**Terms:** Cash; Conventional  
**Architectural Style:** Ranch  
**Utilities:** Cable Available; Electricity Connected; High Speed Internet Available; Natural Gas Connected; Phone Available; Sewer Connected; Underground Utilities; Water Connected  
**View:** Neighborhood; Trees/Woods  
**Window Features:** Low Emissivity Windows  
**Water Source:** Public

**Public Remarks:** This .85 acre home site gives you the neighborhood feel with a private backyard oasis. This 3 bed/2 full bath ranch offers a generous foyer, 1st floor laundry with folding shelf, a mudroom leading into the spacious kitchen with lots of cabinets. This kitchen offers quartz countertops with matching 6' quartz island. Wood plank luxury vinyl flooring throughout home and carpeted bedrooms. The 1505 sq. ft. ranch offers WIC for all bedrooms and a 5 shelved pantry,