

**278435**      **204 Stratford Drive, Mason, MI 48854**      **\$400,000**  
**Residential Active**



**204 Stratford Drive**

<b>County:</b>	Ingham	<b>Lot Acres:</b>	0.238
<b>City:</b>	Mason	<b>Lot Size Dimensions:</b>	79.01x130.21
<b>Key:</b>	CMBO	<b>Frontage Length:</b>	79
<b>Township/Tax Authority:</b>	Mason City	<b>School District:</b>	Mason
<b>Property Sub-Type:</b>	Single Family Residence	<b>Elementary School District:</b>	Mason
<b>Association Name:</b>	Rayner Ponds	<b>Elementary School:</b>	Steele Street Elementary School
<b>Entry Level:</b>	1	<b>Subdivision:</b>	Rayner Pond
<b>List Price:</b>	\$400,000	<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>Cross Street:</b>	Eaton/Stratford	<b>Building Area Total SqFt:</b>	2,416
		<b>Total Livable Area:</b>	1,208
		<b>Association Name:</b>	Rayner Ponds
		<b>Association Fee:</b>	\$190
		<b>Association Fee Frequency:</b>	Annually
		<b>Association Fee/Yr:</b>	

**Directions:** Okemos Rd./Coppersmith Dr.-Coppersmith Dr. to Wildemere Dr. to Eaton, Left on Stratford to home  
**Legal:** LOT 121 RAYNER PONDS NO. 4

<b>Parcel #:</b>	33-19-10-04-478-002	<b>Tax Year:</b>	2023	<b>Taxes:</b>	\$0
<b>State Eq Value:</b>	\$0	<b>Taxable Value:</b>	\$0	<b>Zoning:</b>	Residential
<b>#Full Baths 3:</b>	0	<b>#Half Baths 3:</b>	0	<b>Level 1 Finished Area:</b>	1,208
<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>	1,208
				<b>SqFt - Basement:</b>	1,208

Room Name	Level	Dimensions	Room Features	Remarks	Room Name	Level	Dimensions	Room Features	Remarks
Primary Bedroom	First	11 x 12			Bedroom 2	First	11 x 10	Carpet Floor	
Living Room	First	16 x 17			Bedroom 3	First	10 x 10	Carpet Floor	
Dining Room	First	8.6 x 9			Kitchen	First	11 x 10		
Laundry	First	5 x 5.5			Other	First	7 x 10		

**Association Amenities:** Dog Park; Maintenance  
**Appliances:** Dishwasher; Disposal; Gas Range; Gas Water Heater; Humidifier; Microwave; Refrigerator; Stainless Steel Appliance(s); Vented Exhaust Fan; Other  
**Basement:** Bath/Stubbed; Egress Windows; Full; Sump Pump  
**Community Features:** Curbs; Sidewalks  
**Cooling:** Central Air  
**DPR:** DPR Eligible: Yes  
**Exterior Features:** Lighting; Private Yard; Rain Gutters  
**Electric:** 150 Amp Service  
**Exterior:** Stone; Vinyl Siding  
**Flooring:** Carpet; Vinyl; See Remarks  
**Foundation Details:** Concrete Perimeter  
**Fireplace Features:** Fireplace Total: 1; Electric  
**Heating:** Central; Forced Air; Natural Gas  
**Interior Features:** Entrance Foyer; High Ceilings; Open Floorplan; Recessed Lighting; Stone Counters; Walk-In Closet(s)  
**Land & Acreage:** Up to 1/4 Acre  
**Lot Features:** Back Yard; Few Trees; Front Yard; Level; Rectangular Lot; Subdivided  
**Laundry Features:** Electric Dryer Hookup; Laundry Room; Main Level  
**Levels:** One  
**Property Conditions:** Completion Date: 02/05/2024  
**Parking Features:** Garage Spaces: 2; Attached; Concrete; Driveway; Garage Door Opener; Garage Faces Front  
**Patio & Porch Features:** Front Porch; Patio  
**Property Use:** Primary  
**Roof:** Shingle  
**Road Frontage Type:** City Street  
**Security Features:** Firewall(s); Smoke Detector(s)  
**Road Surface Type:** Asphalt; Paved  
**Sewer:** Public Sewer  
**Terms:** Cash; Conventional  
**Architectural Style:** Ranch  
**Utilities:** Cable Available; Electricity Connected; High Speed Internet Available; Natural Gas Connected; Sewer Connected; Water Connected  
**View:** Neighborhood; Trees/Woods  
**Window Features:** Low Emissivity Windows  
**Water Source:** Public

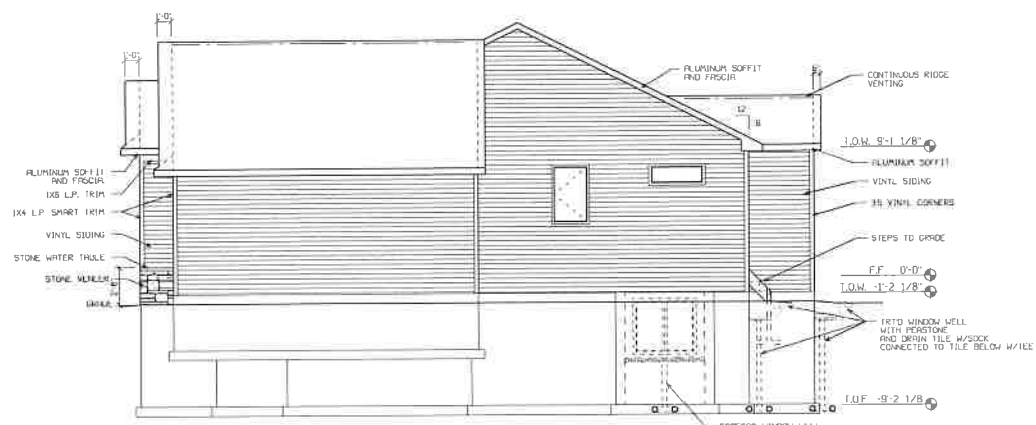
**Public Remarks:** Welcome to phase 4 of Rayner Ponds located in Mason! Minutes away from downtown Mason; offering great parks, local mom n' pop shops, and Mason Schools. This Emerson plan offers 9' 1st floor ceilings, Jeld-Wen Low E Windows, Satin Nickel hardware on all doors & chrome bathroom faucet/accessories, a 95% energy efficient forced air carrier furnace with humidifier, a 40 gal natural gas hot water heater, and plated mirrors in both bathrooms. This ranch house offers an open floor-plan concept with the kitchen offering an Undermount SS 50/50 Bowl, garbage disposal, 4X3 Kitchen Island, quartz countertops, soft close doors & drawers and crown moulding on all Aline Cabinetry. The ranch also offers 60" Fiberglass showers, a 12X10 concrete patio and so much more! Call today for more info.

**Buyer Agency Fee:** 3%

**James Giguere**  
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 6200 Pine Hollow Dr., Ste 100  
 East Lansing, MI 48823  
 517-204-0818  
[jim@giguerehomes.com](mailto:jim@giguerehomes.com)



**Front Elevation**  
SCALE 1/4" = 1'-0"



**Right Elevation**  
SCALE 1/4" = 1'-0"

SCREENS: WHITE HARDWARE: WHITE				DOOR / WINDOW SCHEDULE		COLORS: WHITE
ROOM NAME	UNIT SIZE	ROUGH OPENING	NOTES	ALL LOWE GLASS		
B. PORCH	3068 EXIST. DR	36" x 80 1/2"	PAV. 1" PANEL 1/2" INSULATED W/GR. LIGHTS			
H. PAST ROOM	3068 EXIST. DR	36" x 80 1/2"	PAV. 1" PANEL 1/2" INSULATED W/GR. LIGHTS			
C. FRONT / STUDY	101-2662-2 FR 3016-2	32" x 78"	JELD WEN VINYL 1WIN SINGLE HUNG WINDOW			
D. ENTRY	101-2678	32" x 78"	JELD WEN VINYL 1WIN SINGLE HUNG WINDOW			
E. BREAKFAST R.	101-2678	32" x 78"	JELD WEN VINYL 1WIN SINGLE HUNG WINDOW			
F. OWNER'S BATH	101-2678	32" x 78"	JELD WEN VINYL 1WIN SINGLE HUNG WINDOW			
G. OWNER'S BEDROOM	101-2678-2	68" x 60"	JELD WEN VINYL 1WIN SINGLE HUNG WINDOW			
H. SMART ROOM	101-2677	34" x 72"	JELD WEN VINYL 1WIN SINGLE HUNG WINDOW			
I. GREAT ROOM	101-4772	42" x 72"	JELD WEN VINYL PICTURE WINDOW			
J. HALL	101-7756	32" x 66"	JELD WEN VINYL 1WIN SINGLE HUNG WINDOW			
K. HALL	101-4810	48" x 36"	JELD WEN VINYL 1WIN SINGLE HUNG WINDOW			
L. KITCHEN	101-3222	32" x 50"	JELD WEN VINYL 1WIN SINGLE HUNG WINDOW			
M. BEDROOM	101-2678	32" x 72"	JELD WEN VINYL 1WIN SINGLE HUNG WINDOW			
N. HALL	101-4812	54" x 48"	JELD WEN VINYL 1WIN SINGLE HUNG WINDOW			
O. L.L. BEDROOM	101-4812	48" x 42"	JELD WEN VINYL 1WIN SINGLE HUNG WINDOW			
P. GARAGE	101-4812	24" x 30"	JELD WEN VINYL PICTURE WINDOW			

\* ALL FRONT ELEVATION WINDOWS TO HAVE GRILLS (BETWEEN GLASS)

REVISED: 10/25  
DATE: 10/25  
SCALE: 1/4" = 1'-0"

FRONT ELEVATION

RAYNER PONDS #4 LOT# 121  
STRATFORD DR, MASON SPEC. HOME

GIGUERE HOMES  
6200 PINE HOLLOW DR., SUITE 100  
E. LANSING, MI 48023  
(517) 359-3600 FAX 359-1261

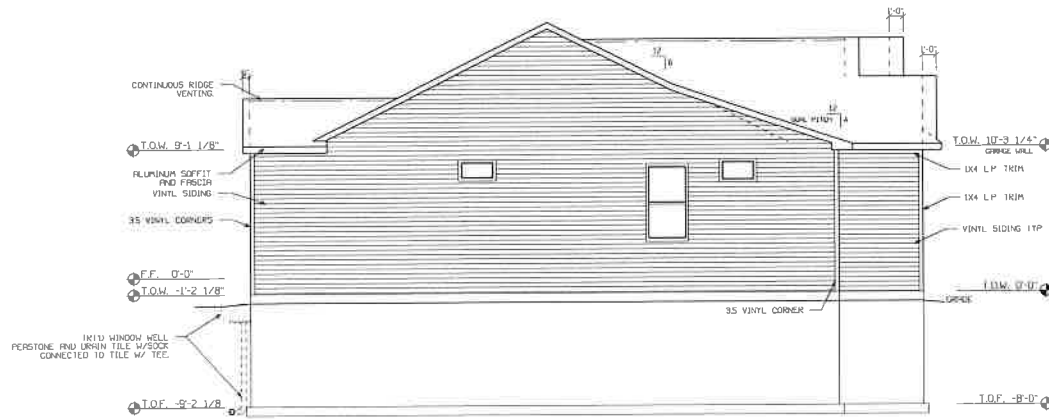
SHEET NO.  
1

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GIGUERE HOMES



**Rear Elevation**

SCALE 1/4" = 1'-0"



**Left Elevation**

SCALE 1/4" = 1'-0"

DATE	REVISION
7-24-23	0-18-23
PLAN	DATE
FILE	WORK

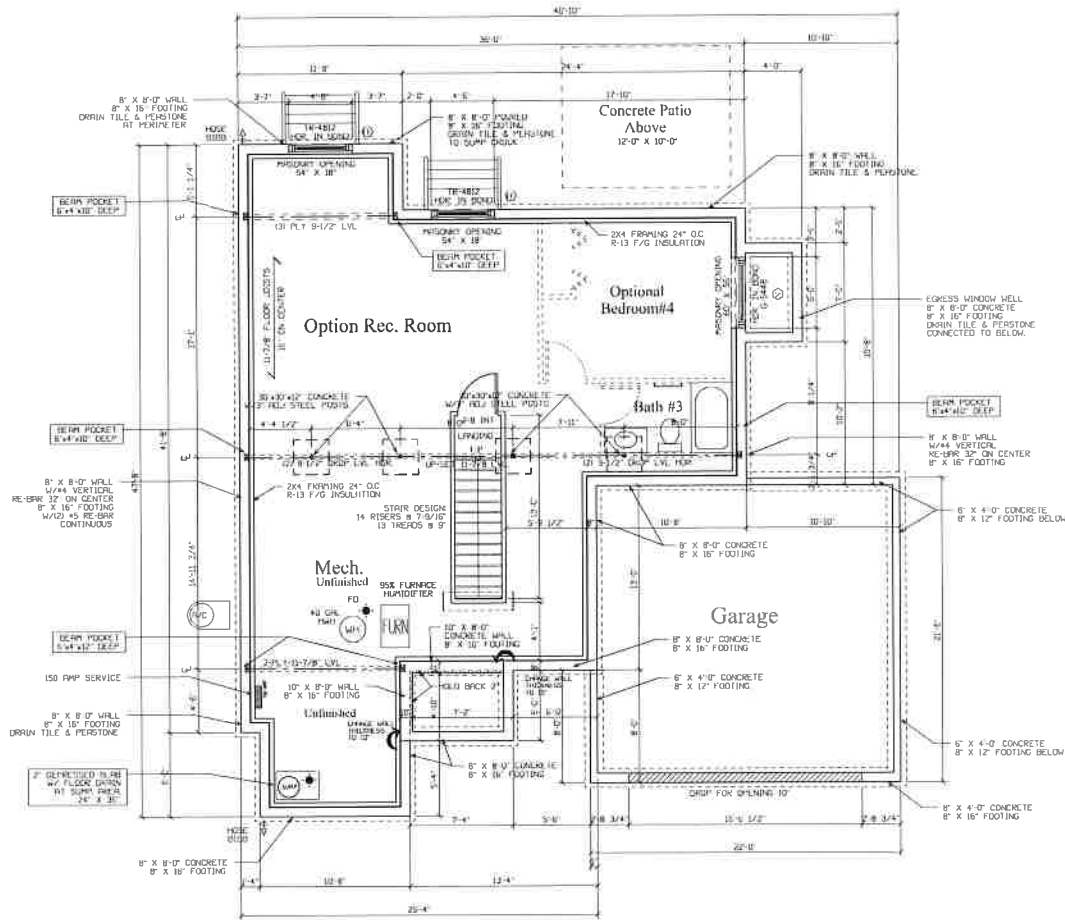
REAR ELEVATIONS

RAYNER PONDS #4 LOT# 121  
STRATFORD DR. MASON SPEC. HOME

GIGUERE HOMES  
6200 PINE HOLLOW DR., SUITE 1000  
E. LANSDOWN, NJ 08852  
15177 339-3600 FAX 339-7201

SHEET NO.  
**2**

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GIGUERE HOMES



SCALE	DATE
AS SHOWN	8-12-21
PLAN NUMBER	
DATE	7-29-21
FILE	121-21-01

FOUNDATION PLAN

RAYNER PONDS #4 LOT# 121  
STRATFORD DR. MASON SPEC. HOME

GIGIERE HOMES  
6280 PINE HOLLOW DR. SUITE 100  
DALLAS, TX 75243  
(517) 338-3600 FAX 338-7201

SHEET NO.  
**3**

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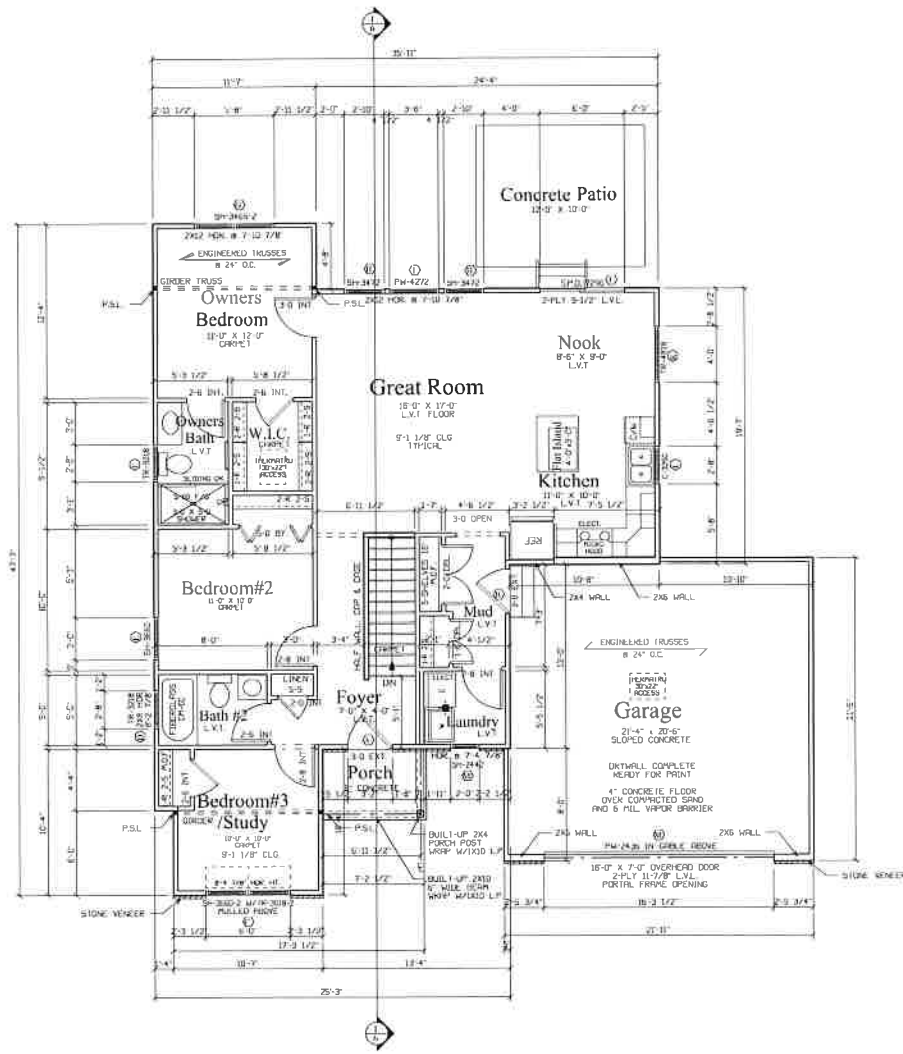
DATE: 11/20/2024	REVISED: 11/20/2024
BY: J. WILSON	BY: J. WILSON
DATE: 11/20/24	DATE: 11/20/24
FILE: 24090100	

MAIN FLOOR

RAYNER PONDS #4 LOT# 121  
STRATFORD DR. MASON SPEC. HOME

GIGUERE HOMES  
6200 PINE HOLLOW DR., SUITE 100  
E. LANSING, MI 48823  
(517) 339-3600 FAX 339-7201

SHEET NO.  
4



- NOTES
- ALL DIMENSIONS ARE SHOWN TO STUD DOES NOT INCLUDE SHEATHING
  - STANDARD 1ST FL. WALL HEIGHT IS 9'-1" UNLESS OTHERWISE NOTED. ALL WINDOW HEADERS ARE 7'-10" TYPICAL UNLESS THE ADD. WINDOW HEADERS ARE 7'-10" TYPICAL EQUALS UNIT SIZE, IN INCHES
  - INTERIOR DOOR ROUGH OPENING EQUALS NOMINAL WIDTH + 2" NOMINAL HEIGHT - 2" DALL GUT OPENING SHOWN ON PLAN
  - PROVIDE AND INSTALL ALL NECESSARY FIRE-RATING AND DRY-FITTING AS REQUIRED TO FORM AN EFFECTIVE BARRIER WITH VERTICAL & HORIZONTAL
  - INSTALL 7/8" OSB SHEATHING AT ALL JOINTS
  - DECK MATERIALS TO BE PER TREATED BY APPROVED FIRMS. INSTALL FLASHING AS REQUIRED
  - ALL SKILL PLATES TO BE ALSO TREATED BY APPROVED FIRMS
  - PROVIDE 2X4 BLOCKING AT BOTH SIDES OF EACH WINDOW FOR INTERIOR WINDOW TREATMENTS AND ALL EXTERIOR FOR QUALITY PROTECTION WHERE NEEDED
  - PROVIDE BLOCKING FOR TOWEL BARS IN EACH BATH AS INDICATED
  - UPPER INDICATED DETAIL + LOWER INDICATES FLOOR

MAIN FLOOR 1,208 SQ. FT.  
GARAGE 460 SQ. FT.  
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