



<b>D-317</b>	<b>302 Club Road</b>	<b>\$ 197,900</b>
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<p><b>State Wide Real Estate of Mio</b>          Corner of M-33 &amp; M-72 <a href="http://www.statewidemio.com">www.statewidemio.com</a>          PO Box 395 102 W 8<sup>th</sup> St Mio, Michigan 48647  <b>989-826-3292 email <a href="mailto:info@statewidemio.com">info@statewidemio.com</a></b></p>	
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Property Size <b>11.9 Acres</b>	Fireplace <b>Yes, Brick</b>
Age / Const <b>/Frame</b>	Living Rm <b>16 x 15 ½</b>
Sq Ft <b>1,208 Sq</b>	Dining Rm <b>14 x 17</b>
Floors <b>( 1 )</b>	Kitchen <b>13 x 15 ½</b>
Foundation <b>Crawl Space</b>	Foyer <b>20 x 13</b>
Bedrooms <b>( 2 ) 13 x 9 &amp; 15 x 15</b>	
Bathrooms <b>( 1 )</b>	
Heating <b>LP gas and Wood</b>	Garage <b>26 x 48 Pole barn</b>
Well <b>2" well</b>	Guest Cabin <b>16 x 16</b>
Septic <b>Yes, 1996</b>	Taxes
Personal Property	Misc.

<p>Range, Refrigerator, Most furnishings</p> <p>Knotty Pine in Living Room          6 large glass doors to enjoy the view          Front &amp; back Decks</p> <p>Stairs to the river</p>	<p><b>600 + Ft Frontage          On Mainstream of the          Ausable River</b></p> <p>Fantastic view of the          AuSable River Valley</p> <p>11.9 Wooded Acres          Borders Federal Land</p>
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**All information believed accurate but not warranted**