

# \$409,900 - 1548 Simsbury Street 17, Traverse City

MLS® #1891169

## \$409,900

3 Bedroom, 2.00 Bathroom, 1,517 sqft  
Single Family on 0.00 Acres

Premier Place II, Traverse City, Michigan

Introducing Premier Place II. You will love your new maintenance free, main level living lifestyle in this 3 BR, 2 BA condo. Imagine walking, riding your bike or kayaking to downtown TC shops and restaurants. Take advantage of the TART Trail that surrounds Boardman Lake. Premier Place residents enjoy 470 feet of shared frontage on Boardman Lake. Convenient location just outside the city limits (no city tax). Within about one mile of downtown and only minutes from Traverse City amenities. Interior features include 3 BR's, 2 BA's with main level master BR with full bath, 42" cabinets with soft close hardware, subway tile back splash in the kitchen, Quartz kitchen countertops, Luxury Vinyl Tile flooring and stainless kitchen appliance package. Full basement is plumbed for a bath. 1 car detached garage. Premier Place II residents have access to community pool and clubhouse. Taking Reservations at this time. \$2,000 due with reservation agreement. Once Purchaser's Information Booklet is provided, will require a 10% deposit.

This will occur by approximately early December, 2021. \*\*Pre-construction pricing discount offered: With a 20% deposit (instead of 10%), the purchase price will be discounted 10% making it \$368,910. This incentive is offered on 10 units only.\*\* Estimated completion by year January, 2023. Rockford Construction. HOA dues are estimated at this time (based on units in the first phase). 30 day minimum rental period allowed. Floor plan



is in associated documents. This unit is Type/Unit C in the floor plan document.

Built in 2022

### Essential Information

MLS® #	1891169
Price	\$409,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,517
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	2 Story, Contemporary, Townhouse, Condo, Shared Water Frontage
Status	Active U/C Taking Backups
Body of Water	Boardman Lake
Deeded Waterfront	Yes
Private/Shared WaterFrontage	Shared
Waterfront Footage	470
Condominium	Yes

### Community Information

Address	1548 Simsbury Street 17
Subdivision	Premier Place II
Township	Garfield
City	Traverse City
County	Grand Traverse
State	Michigan
Zip Code	49686

### Amenities

Utilities	WATER: Municipal SEWER: Municipal
# of Garages	1
Garages	Concrete Floors, Detached, Door Opener, Paved Driveway
Waterfront	Inland Lake, All Sports, Private Dock, Deeded Easement, Public Lake

### Interior

Interior Features	Foyer Entrance, Granite Kitchen Tops, Solid Surface Counters
Appliances	Refrigerator, Oven/Range, Disposal, Dishwasher, Microwave
Heating	Forced Air, Central Air, Natural Gas
Fireplaces	None
Has Basement	Yes
Basement	Full, Egress Windows, Plumbed for Bath, Unfinished

### **Exterior**

Exterior	Shingle, Stone, Vinyl
Exterior Features	Sprinkler System, Sidewalk, Landscaped, Porch
Lot Description	Level
Roof	Asphalt
Construction	2x6 Framing, Frame, To Be Built

### **School Information**

District	Traverse City Area Public Schools
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### **Additional Information**

Date Listed	August 2nd, 2021
Days on Market	172
Zoning	Multi-Family, Deed Restrictions

### **Listing Details**

Listing Office	Coldwell Banker Schmidt-402
Listing Office Phone	231-922-2350

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