

For Sale by Owner
9289 Crabb Road Temperance, Michigan 48182



Completely updated Interior & Exterior
24' x 36' 2-Story Garage with 24' x 16 Addition
20' x 12' Storage Building

Lot Size: 200' x 1,332' (6.11 acres)
Zoned: Agricultural
Year Built: 1971 (One owner)
Finished Square Footage: 2,300'
Foundation: Full Basement (Finished with wood-burning stove)
Rooms: 8
Bedrooms: 3 (all with hard wood floors.....currently carpeted)
Baths: 2 Full
Water: Well
Sewer: Septic Tank
Heating: Gas Forced Air
Cooling: Central Air
Driveway: Asphalt
Taxes: \$1,568
Suggested Price: \$249,500

Please see the following pages for complete detailed information concerning the property.

For More Information Call: 734-847-6358 or E-Mail: stocksportsinc@yahoo.com

Additional Notes: The house has been extensively up-dated over the years. Please refer to the following pages concerning what has been up-dated. The lot has a garden plot, fruit trees, strawberries, raspberries, many shade trees, over 1.5 acres of mature woods, large concrete patio with fire pit, "Rainbow" swing set, baseball field (with backstop), irrigation system and much more.

Land:



6.11 acres (Lot is 200' wide by 1,332' deep.) There is approximately 1.5 acres of woods that has been cleared of all brush to the rear of the property. Large open field, that has a backstop for baseball and football goal post, is located behind home out buildings. This field has been seeded and also has been tilled to drain any water (2 crocks with sump pump). Neighboring properties also have a large open field behind them, which also has been seeded and mowed on a regular basis.

Front ditch has been tilled (12" tile) and includes a catch basin in 2006. Very easy to mow with riding mower.

Lot is extensively landscaped. Also includes fruit trees, raspberries and strawberries located near the garden which is approximately 20' x 50'

A concrete patio with a wooden cover structure over it also includes a built-in fire pit with benches. The patio is completely landscaped. (1976)

Large asphalt paved driveway (installed 1989) Has been re-sealed every other year since constructed.

Irrigation system for complete yard was installed in 2005 (has 2 separate control boxes)

A 16'x36' above ground swimming pool (with deep end) with full deck was installed in 1986. In 2008 the pool deep end was filled in and shortened in length. Two large doors were added to one end of the old pool. The pool deck remains.

In 2007 a large "Rainbow" swing set was installed near the backstop in the rear field (The swing set was purchased used (and refinished) from previous owner).

Buildings:

House was constructed in 1970. The house has approximately 1500 square feet of living area and a full basement that was finished with barn siding in 1980. (a wood-burning stove was also added in the basement). The house also has a one-car garage, which currently has been finished and being used as a room (which is not included the square footage total).

Bedrooms: 3 (all have hard wood floors.....currently carpeted)

Full Baths: 2

Up-dates to the house:

1980: Completely re-finished basement with barn siding and stucco walls, finished ceiling, bar and built in book case. We also added wood-burning stove which is capable of heating the whole house.

1986: Converted two-car attached garage to 3 rooms. (Full Bath, Office (possible bedroom) and storage room. There is still a one car garage door where the storage room is located. The storage room can easily be converted back to a one-car garage.

1993: New vinyl siding, soffit, fascia, downspouts and gutters. All windows were replaced (11) along with all entry doors (3) and storm doors.

1993: Master bathroom was completely re-done.

1996: New roof shingles over existing roof. 2008 new roof shingles (all shingles from old roofs were removed)

2002: House wired for use with portable generator. "Gen Tran" transfer switch with 6 switches was installed to link with 200 amp home breaker-box. Current circuits that are linked on the transfer switch in case power is lost: Furnace, Water Pump, Master Bath, Kitchen, Sump pump, Office outlets (all refrigerators and freezers are covered). Purchased new Wheel House 5500 portable generator (which stays with house) 5500 rated watts. Outside plug for generator is located in an area at the back of the house near patio. We have used this back-up system several times over the years with no problems.

2005: Kitchen completely remodeled with custom-made counters and cabinets. New sink and fixtures installed. All interior doors and closet doors were replaced with 6-panel solid wood doors.

2008: New roof shingles (see 1996 above)

2010: New high-efficiency furnace and air conditioning unit were installed.

2011: New garage door installed on house along with both doors on the barn. (All garage doors have "Genie" garage door openers.)

2014: New gas hot water heater installed. Sink was added in basement for use with the washer.

2015: New deep well pump installed. (With new wiring and pipe; set at 85' deep)

24' x 36' Barn with a 24' x 16' Addition:



1979: Constructed a 24' x 36' 2-story barn (Gambrel room design). The exterior is T-111 paneling which is stained black and trim. The doors, soffit, eaves and fascia are all in white. 2 one-car garage doors (both have "Genie" garage door openers.) The walls in both the lower and upper floors of the barn are insulated and finished in peg board paneling (cherry color down, and maple in upper floor). Several built in cabinets have been added. It has a 100 amp breaker box with extensive electrical outlets. The barn is wired for both cable TV and phone lines.



2007: A 24' wide x 16' deep x 11' high addition was added on the back of the barn. An entrance door (30" wide) was added as an access from the existing barn to the new addition. 2 large roller-type doors were added to the back and side. A large hinged double-door was added to the north side of the addition (10' high X 15' wide). This can be used as an entrance for storage of large a vehicle, boat etc. All doors are cross-buck

style. The roof is metal. The floor is finished with brick-pavers. The addition was constructed with same siding as barn and was stained black to match the existing barn with all trim in white. A new electrical sub-panel was added to the addition.

20' x 12' Storage Barn:

1985: Constructed a 20' x 12' accessory building which was modeled as the same design as the large barn. Most of the materials that were used to construct the building were re-purposed from an old barn that was located on my parents' property. Electricity, phone and cable TV lines were extended to the building. The building has a large roller-type door (2 sections).