

ONE-FAMILY RESIDENTIAL PROPERTY FOR SALE

**10323 Archwood Drive, Portage, Michigan,
List Price: \$18,000**

Desirable property on Archwood Drive, located just east of the South Westnedge/Cliffwood Avenue intersection and ideal for construction of a one-family residential dwelling.

Excellent location in southeast Portage near city parks, nature preserves, trails and lakes. As shown on the vicinity map below, this 0.7 acre vacant property is located on a quiet cul-de-sac street within a close-knit neighborhood.

Existing homes on this street are served by private wells and septic systems for water and sanitary sewer disposal. NOTE: installation of municipal sewer and water service is planned in spring 2017.



A two-story one-family dwelling was previously located on this lot. Significant water damage to the structure necessitated the demolition of the dwelling which was accomplished by the City of Portage in accordance with Code. Inert concrete and asphalt debris remains where the foundation of the dwelling and septic tank were located. The private water well was also abandoned in accordance with Code.

The City of Portage will accept offers to purchase the property from all interested parties. A list price of \$18,000 has been established, based on an appraisal completed in December 2012. As an incentive, the City of Portage will offer a \$3,000 refund to any

buyer that constructs a single-family dwelling within two years of the purchase. Please note that the sale of this property will be conditioned to prohibit a manufactured dwelling from being constructed on the property.

Interested parties should submit written offers to the Department of Community Development, 7900 South Westnedge Avenue, Portage. Completion of a Greater Kalamazoo Association of Realtors "Authorized Buy and Sell Agreement" or similar document, is preferred and should accompany the offer on the property. Questions regarding the sale of the property should be directed to the Department of Community Development at (269) 329-4477.

PROPERTY/SUPPLEMENTAL INFORMATION

List Price: \$18,000

Site Sketch (shown below)

Terms: Cash

Conditions of Sale:

- Construction of manufactured dwellings is not permitted.
- A \$3,000 refund will be provided to any buyer that constructs a single-family dwelling within two years of the purchase.

Zoning: R-1C, One-Family Residential

Minimum Building Setbacks:

- Front lot line: 30 feet
- Side lot line: 12 feet
- Rear lot line: 40 feet

Maximum building lot cover: 25% of lot area

Minimum residential floor area

- One-story: 1,600 square feet
- 1-½ story: 1,280 square feet first floor, 400 square feet second floor
- Two-story: 1,000 square feet 1st floor, 1,000 feet second floor



Utilities: No municipal water or sewer. Site previously served by private well and septic system. Installation of municipal water and sewer is currently planned for spring 2017.

Other:

A two-story one-family dwelling was previously located on this lot. Significant water damage necessitated the demolition of the dwelling, which was accomplished by the City of Portage in accordance with Code. Inert concrete and asphalt debris remains where the prior house foundation and septic tank were located. The private water well was also abandoned in accordance with Code.