



List Number: 18005177
Area: Grand Rapids - G
Municipality: Byron Twp
Condo Proj Name: Sierrafield, The Trails of
Lot Dimensions: 0
Waterfront: No
Water Access Y/N: No
Water Frontage:
Directions: US 131 to 76th St, head west onto 76th St, turn Right (north) onto Sierrafield Dr, turn right (east) onto Coopers Pass, turn left (north) onto Nevada Ridge, turn right (west) onto Monte Rio Court.
Cross Streets: Nevada Ridge & Monte Rio Court

Property Sub-Type: Condominium
New Construction: Yes
Construction Status: Under Construction
Sub-Area: G41 - Kent County
County: Kent
Possession: Close of Escrow
Tax ID #: 41-21-TBD
Road Frontage: 0

Status: Active
List Price: \$249,900
List Price/SqFt: \$219.98
Lot Acres: 0
Lot Square Footage: 0

	Upper	Main	Lower	Bsmt	Total
Bedrooms	0	1	0	0	1
Full Baths	0	1	0	0	1
Half Baths	0	1	0	0	1
Fin/Level	0	1,136	0	0	1,136 (Finished All Levels)
Total Sqft			1,136	0	1,136 (Sqft Above Grade)

Design: Ranch **Year Built:** 2018
Water: Public
Manufactured Y/N: No **Sewer:** Public
Total Fireplaces:
Master on Main: Yes **Laundry on Main:** Yes

Assoc. Fee Payable: Monthly **Approx. Assoc Fee:** 200 **Assoc. Buy in Fee:** 400 **# of Rms Above Grade:** 5

ROOMS/DIMENSIONS/LEVELS

Formal Dining Room Recreation Bedroom 3
 Dining Area 9x10 Main Den/Study Bedroom 4
 Living Room 14x20 Main Laundry Bedroom 5
 Master Bedroom 13x14 Main Add'l Room
 Master Bath Main Add'l Room 2
 Add'l Room 3
 Add'l Room 4
 Add'l Room 5

Legal: LL in LO **SEV:** 0 **For Tax Year:** 0
Taxable Value: 0 **Tax Year:** 0 **Homestead %:** 0
 Annual Property Tax: 0 **Zoning:** Res **Special Assmt/Type:** NA
School District: Byron Center

Terms Available: Cash; Cash/Conventional; VA Loan **Water Fea. Amenities:**
Water Type: Paved; Private **Exterior Features:**
Street Type: Stone; Vinyl Siding **Landscape:** Shrubs/Hedges; Underground Sprinkler
Exterior Material: **Sale Conditions:** None
Manufactured Outbuildings:
Details: **Pool:**
Roofing: Composition **Util Avail at Street:**
Windows: Insulated; Low E; Screens **Assoc. Fee Incl.:** Lawn/Yard Care; Sewer; Snow Removal; Trash; Water
Substructure: Walk Out **Association** Approx. Assoc Fee: 200; Assoc. Buy in Fee: 400; Assoc. Fee
Garage Type: 2; Attached **Info.:** Payable: Monthly
Lot Description: Cul-De-Sac **Utilities** Cable; Natural Gas
Attached:

Heat Type: Forced Air
Heat Source: Natural Gas
Air Conditioning: Central
Fireplace:
Kitchen Features: Eating Area
Access Feat: Accessibility
 Features: Yes
Entry Type: Common
Pets Y/N: Yes
Assoc. Contact/Phone: J Miller 583-9365

Appliances:Dishwasher; Garbage Disposal; Microwave; Oven; Range; Refrigerator
Additional Items:Garage Door Opener
Assoc. Amenities:Club House; Interior Unit; Pets Allowed
Accessibility Feat:No Step Entrance

Marketing Remarks: Brand new condo in the Trails of Sierrafield. 1223 Monte Rio Court is an interior unit with the "Elderberry" floor plan. This 1 bed/1.5 bath condo is spacious with beautiful finishes and excellent location. Main floor living features a master suite, main floor laundry, and a large living area. The kitchen includes ample storage space and dining area. Optional finished walk out lower level adds 605 sq. ft of living area. Family room, 1bedroom, and full bath. Excellent location in Byron Center, close to shopping, downtown, and entertainment! Condo under construction. Member of Selling entity is a licensed Real Estate Broker in Michigan



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