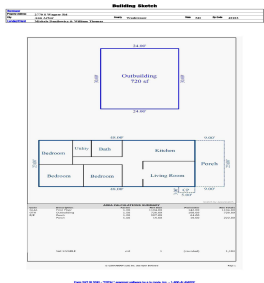


2770, WAGNER, ANN ARBOR, MI, 48103
https://tuckerbenner.com



ACREAGE! Close this month in 2025—immediate occupancy! This 3-bedroom ranch sits on nearly 4 beautiful rolling acres surrounded by mature hardwoods, fruit trees, pawpaws, and maintained walking trails (orange flags mark boundaries; pink flags mark paths). Immediate boundary-sharing neighbors include Lodi Farms Nursery and single-family homes on multi-acre parcels, offering privacy, peaceful surroundings, and abundant [...]

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Active
- 1104 sq ft



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 3 beds
Bathrooms: 1 bath	Area: 1104 sq ft
Lot size: 3.9 sq ft	Year built: 1940
Bathrooms Full: 1	Lot Size Acres: 3.9 acres
Rooms Total: 5	County: Washtenaw

Building Details

Building Area Total: 1104 sq ft	Construction Materials: Vinyl Siding
Architectural Style: Ranch	Sewer: Septic Tank
Heating: Baseboard, Forced Air, Hot Water, Radiant	Stories: 1
Roof: Flat, Rubber	Basement: Slab

Amenities & Features

Laundry Features: Electric Dryer Hookup, Gas Dryer Hookup, Laundry Closet, Main Level	Flooring: Laminate
Utilities: Natural Gas Connected, Cable Connected, High-Speed Internet	Parking Features: Detached
WaterSource: Well	Appliances: Iron Water Filter, Dishwasher, Dryer, Range, Refrigerator, Washer
Lot Features: Level, Recreational, Wooded, Rolling Hills	Window Features: Low-Emissivity Windows, Screens, Replacement, Insulated Windows

Fees & Taxes

Tax Assessed Value: \$98,512	Tax Year: 2025
Tax Annual Amount: \$5,097.47	

Call us now



School Information

High School District: Ann Arbor	HighSchool: Pioneer High School
Middle Or Junior School: Slauson Middle School	Elementary School: Lakewood Elementary School

Miscellaneous

Road Surface Type: Paved	CrossStreet: Scio Church & Waters Rd
Listing Terms: Cash, FHA, VA Loan, Rural Development, Conventional	

Call us now