

3382 W Silver Lake Road, Fenton, Michigan 48430-1375

MLS#: **20251009671**
 P Type: **Real Estate Only**
 Status: **Active**

Area: **08122 - Fenton**
 DOM: **/0/0**

Short Sale:
 Trans Type:

**No
 Sale
 ERTS/FS**

LP: **\$1,200,000**
 OLP: **\$1,200,000**

Location Information

County: **Genesee**
 City: **Fenton**
 Mailing City: **Fenton**
 School Dist: **Fenton**
 Location: **JENNINGS RD. & SILVER PKWY**
 Directions: **Heading west on Silver Lake Rd. , just past Jennings Rd. & just before Whites Landing Marina**

Side of Str:

Lot Information

Acres: **1.37**
 Rd/Wtr Frt Ft: **518 / 92**
 Lot Dim: **518x278x203x363**

General Information

Year Blt/Rmd:
 #Units / % Lsd / -%
 # Loft Units:
 # Eff/Std Units:
 # 1 BR Units:
 # 2 BR Units:
 # 3 BR Units:
 # 4 BR Units:
 Encroachments:

Business Information

Zoning: **Multiple**
 Current Use: **Residential**
 Bus Type:
 Licenses:
 Rent Incl:
 Inv List:
 Inv Incl: **No**
 APOD Avail:

Zone Conform:
 Rent Cert'd:
 Restrictions:

Income and Expenses

Monthly Sales:
 Annl Net Inc: **0**
 Annl Gross Inc: **0**
 Annl Oper Exp: **0**

Access To / Distance To

Interstate:
 Railroad:
 Airport:
 Waterway:

Square Footage

Est Sqft Ttl: **997** (LP/SqFt: \$1,203.61)
 Est Sqft Main: **997**
 Est Sqft Ofc:
 Sqft Source: **Public Records**

Recent CH: **06/19/2025 : New : ->ACTV**

Listing Information

Listing Date: 06/19/2025	Off Mkt Date:	Pending Date:	BMK Date:
Exclusions:	Protect Period: 3 months	ABO Date:	Contingency Date:
Terms Offered: Cash, Conventional		Possession: At Close	Originating MLS# 20251009671
Access: Appointment/LockBox		MLS Source: REALCOMP	
		LB Location: Front Door	

Features

Arch Level:	Exterior: Brick
Foundation: Basement	Foundation Mtrl: Block
Accessibility:	
Water Source: Well (Existing)	Sewer: Public Sewer (Sewer-Sanitary)
Water Facilities: Across the Road Water Frontage, Lake Front, Water Front	Water Features: All Sports Lake, Silver Lake
Soil Type:	Water Name:

Unit Information

Unit Type	Baths	Lavs	Square Ft	Furnished	# of Unit Type	Rent
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Legal/Tax/Financial

Property ID: 5327100008	Ownership: Standard (Private)
Tax Summer: \$1,866	Oth/Sp Assmnt:
SEV: 130,800.00	Existing Lease: No
Legal Desc: A PARCEL OF LAND BEG 987.3 FT W AND 79.1 FT N OF INTERIOR 1/4 COR OF SEC TH N 2 DEG 35 MIN W 595.7 FT TH S 57 DEG 55 MIN W 310.35 FT TH S 15 DEG 16 MIN W ALONG CENTER LINE OF ROAD 91.50 FT TH ON A 10 DEG CURVE TO LEFT ALONG SAID CENTER LINE OF ROAD 4 43 FT TO PLACE OF BEG & ALL THAT PART OF N 92 FT OF S 442 FT OF NW 1/4 LYING WLY OF SILVER LAKE RD & ELY OF WATERS EDGE OF SILVER LAKE SEC 27 T5N R6E (83) FR 5300005203	Occupant: Vacant

Agent/Office/Contact Information

Listing Office: Wentworth Real Estate Group	List Ofc Ph: (810) 955-6600
Listing Agent: JOHN WENTWORTH	List Agt Ph: (810) 955-6600
Contact Name: JOHN WENTWORTH	Contact Phone: (810) 955-6600

Remarks

Public Remarks: **92 feet of frontage and 1.37 acres on all-sports Silver Lake! This property features prime lake frontage directly across the road, offering scenic views and access to one of the area's most desirable lakes. The well-maintained 2-bedroom home and detached garage sit on a generous lot with flexible zoning, allowing for residential or commercial use—perfect for investors, developers, or those looking to enjoy lake life with added potential. Ideally located between an established marina and an apartment complex, this property presents a rare chance to own a versatile piece of lake-adjacent real estate with endless possibilities.**

REALTOR® Remarks: **All offers are to be sent to offers@johnwentworthgroup.com in one PDF file. Buyer or their agent to verify all information. Most measurements are estimated. A licensed Michigan real estate agent is required to be physically present for all showings/inspections unless prior express written consent is given by seller or their agent.**

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