



# Professional Report

Select

**MLS #** [1702848](#)

**Active**  
**Vacant Lot/Land**

**Asking Price: \$59,900**

**Deeded Water?** No

**Less than 1 Acre?** Yes

**Approx # of Acres?** 0.79

**Sign?** Yes

**Tax ID:** 004-190-010-00

**Owner:** RWN

**County:** Leelanau

**Township:** Elmwood

**Section #** 31

**8371 W BOCA VISTA TRL**

**Traverse City 49684**

**Waterfront:**

None



**Sub:** Bahia Vista

**Lot #** 10 150x336x132x239

**Road:** Paved

**Topography:** Level, Sloped

**Utilities Avail:** Electric, Underground Electric, Telephone, Cable TV

**Present Use:** Site Condominium, Finished Lots

**Water Installed:** None

**Waste Installed:** None

**Water Options:** Private Well

**Waste Options:** Septic/Drain-field

**Amenities:** None

**School District:** Traverse City

**Use Restrictions:** Building-Use Restrictions

**Miscellaneous:** Near State Land, View of the Bay, Water View, Countryside View

**Zoning:** Residential

**Documents:** Covenants & Restrictions, Survey/Plat

**Financing:** Conventional Mortgage, Cash, Owner Assist (L/C)

**Annual Assn Fee \$**

**Mineral Rights?** No

Est. % Tillable:

Est. % Other:

Est. % Timber:

Est % Wetlands:

**Manufactured Allowed?** No

**Special Assessment?** No

## Professional Remarks

Beautiful Bay Views & Countryside views from this building site only 3 miles from downtown TC! Underground utilities, gentle slope good for walkout & in a quality development w/ covenants in place to guarantee neighborhood values. Just into Leelanau county for lower taxes & still Traverse City Schools! EZ site to build on & backs up to peaceful rolling countryside & part of the commons greenbelt area.

## Advertising Remarks

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## Directions

M72 West (Tom's West Bay) to Bahia Vista development on right, just before Gray/Bugai Rd

**List Office ID/Name:** 217273 KELLER WILLIAMS-GREATER GT

**Phone:** (231) 947-8200

**List Agent ID/Name:** 259112 [Carol A Franklin](#)  
[carol@carolfranklin.com](mailto:carol@carolfranklin.com)

**Phone:** (231) 633-3672

**Dual MLS #**

**List Agreement Type:** Exclusive Right to Sell  
4/16/2009

**Buyer Broker Comp:** 2.5  
**DOM:** 308

**Subagent Comp:** 2.5 **Other Comp:**