

Vacant Lot/Land Report

Select



Status **New**
 # Acres **2.10**
 County **Leelanau**
 Township **Bingham**
 Section # **16**
 Owner Name **RRB**
 Tax ID **45-001-016-022-00**

MLS # **1731191**
 Class **Vacant Lot/Land**
 Wtrfrnt **No**
 ZONING **Residential**
 Dimensions **230'x402'**
 Subdivision **Metes & Bounds**
 Lot #
 School District **Suttons Bay**

Ask Price **\$129,900**
 Orig Price **\$129,900**
 %Tillable
 %Timber
 %Wetlands
 %Other
 MineralRts **No**
 Sign **Yes**



2 Acres HILL TOP RD

Suttons Bay 49682

Body Water
 Water P/S
 Waterfront Ft

None, Deeded Easement

ROAD FRONTAGE **County Maintained, Paved**
 UTILITIES AVAILABLE **Electric, Telephone**
 WATER INSTALLED **None**
 WATER OPTIONS **Private Well**
 WASTE INSTALLED **None**
 WASTE OPTIONS **Septic/Drain-field**

TOPOGRAPHY **Level, Rolling/Hilly, Partly Wooded, Hardwoods**
 PRESENT USE **Metes and Bounds**
 LAND USE **Deed Restrictions, Building-Use Restrictions**
 RESTRICTIONS
 DOCUMENTS **Survey/Plat**
 AMENITIES **Boat Launch**
 EXTERIOR **Near Public Water Access, View of the Bay, Water View**

FINANCING AVAILABLE **Conventional Mortgage, Cash, Owner Assist (L/C)**
 MISCELLANEOUS **None**
 Manufacture Allow **No**
 Special Assessment **No**
 Annual Assn Fee

Professional Remarks

PHENOMENAL close-up view over West Bay is what comes with this 2+ acre building site that's only 15 min to TC & 5 min out of Suttons Bay! Nice & level driveway off the road with huge cleared spot for house with room for pole barn as well! VERY nice area surrounded by quality homes. Across from & backs up to large acreage parcels that are part of neighboring vineyards. Deed restrictions are minimum 1500 sq ft, built on site only. Right of first refusal on the property. L/C terms available! Septic easement.

Advertising Remarks

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Directions

M22 toward Suttons Bay to Hill Top Rd, property up on right just past Willow Vineyards/Winery & just before Ciccone Vineyards/Winery

List Office 1 - Office Name **BAYSHORE GROUP REALTY**
 List Agent 1 - Agent Name/Phone **Carol A Franklin - (231) 633-3672**
 List Agent 1 - E-mail **carol@carolfranklin.com**

List Office 2 - Office Name/Phone
 List Agent 2 - Agent Name/Phone
 List Agent 2 - E-mail

Exclusive Right to Sell
 Buyer Broker **2.5**
 Subagent **2.5**
 Other Comp
 List Date **10/18/2011**
 Days On Market **1**
 Dual MLS #