

# Professional Report

Select



Status **New**  
 # Acres **0.60**  
 County **Antrim**  
 Township **Custer**  
 Section # **4**  
 Owner Name **JJS**  
 Tax ID **05-04-390-096-00**

MLS # **1735639**  
 Class **Vacant Lot/Land**  
 Wtrfrnt **Yes**  
 ZONING **Residential**  
 Dimensions **218x121xirreg**  
 Subdivision **Shanty Creek Legend**  
 Lot # **109**  
 School District **Bellaire**

Ask Price **\$9,900**  
 Orig Price **\$9,900**  
 %Timber **90%**  
 %Wetlands **0%**  
 MineralRts **No**  
 Sign **Yes**  
 Sold Price  
 Close Date



**109 LEGEND TRL**      **Bellaire**      **49615**

Body Water **Lake Bellaire**  
 Water P/S **Shared**  
 Waterfront Ft **300**  
**Shared Access, Inland Lake, All Sports Lake, Sandy Beach, Sandy Shoreline/Bottom**

ROAD FRONTAGE **Private, Association, Paved**  
 UTILITIES AVAILABLE **Underground Electric, Telephone, Cable TV**  
 WATER INSTALLED **None**  
 WATER OPTIONS **Private Well**  
 WASTE INSTALLED **None**  
 WASTE OPTIONS **Septic/Drain-field**

TOPOGRAPHY **Rolling/Hilly, Sloped, Partly Wooded, Hardwoods**  
 PRESENT USE **Site Condominium**  
 LAND USE **Deed Restrictions**  
 RESTRICTIONS  
 DOCUMENTS **See Remarks**  
 AMENITIES **Club House, Golf Course, Tennis Courts, Park /Playground, Ski Slope, Cross Country Trails**  
 EXTERIOR **Existing Curbs/Gutters, Near Public Water Access, Golf Course View**

FINANCING AVAILABLE **Conventional Mortgage, Cash, Owner Assist (L/C), 1031 Exchange**  
 MISCELLANEOUS  
 Manufacture Allow **No**  
 Special Assessment **No**  
 Annual Assn Fee **250.00**

**Professional Remarks**

FIRE SALE-GREAT VALUE FOR THIS ONCE \$60k GOLF COURSE LOT! Overlooking the 14th green of Arnold Palmer Legend Golf Course at beautiful Shanty Creek! Rolling terrain makes for EZ walkout lower level w/plush fairway to the left & sunsets over the green. Area of very nice homes & 5-min access to some of the finest skiing, golfing, snowmobiling, boating & more! Beautiful mixed hardwoods, paved roads & very peaceful setting. LAKE BELLAIRE 300' Shared waterfront beach club included, resort amenities & MUCH MORE!

**Advertising Remarks**

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**Directions**

M88 to Del Mason or Shanty Creek Rd to Deskin Dr to Trout Run to Eaglet Dr to Legend Tr - just past Deermeadow/across from 4746 - cart path end of lot

List Office 1 - Office Name **BAYSHORE GROUP REALTY**

List Office 2 - Office Name/Phone

**Exclusive Right to Sell**  
 Buyer Broker **5**  
 Subagent **5**  
 Other Comp  
 List Date **5/7/2012**  
 Days On Market **2**  
 Dual MLS #