



Professional Report

Select

MLS # 1705100

Active

Asking Price: \$19,900

Vacant Lot/Land

Deeded Water? No

Less than 1 Acre? Yes

Approx # of Acres? 0.60

Sign? Yes

County: Antrim

Township: Custer

Section # 4

Tax ID: 05-04-390-096-00

Owner: JJS

Lot 109 LEGEND TRL

Bellaire

49615

Waterfront:

Shared Access, Inland Lake, All Sports Lake, Sandy Beach, Sandy Shoreline/Bottom



Sub: Shanty Creek Legend

Lot # 109 218x121xIrreg

Road: Private, Association, Paved

Topography: Rolling/Hilly, Sloped, Partly Wooded, Hardwoods

Utilities Avail: Underground Electric, Telephone, Cable TV

Present Use: Site Condominium

Water Installed: None

Waste Installed: None

Water Options: Private Well

Waste Options: Septic/Drain-field

Amenities: Club House, Golf Course, Tennis Courts, Park/Playground, Ski Slope, Cross Country Trails

Miscellaneous: Existing Curbs/Gutters, Near Public Water Access, Golf Course View

School District: Bellaire

Use Restrictions: Deed Restrictions

Documents: See Remarks

Zoning: Residential

Financing: Conventional Mortgage, Cash, Owner Assist (L/C), 1031 Exchange

Annual Assn Fee \$ 250.00

Mineral Rights? No

Est. % Tillable:

Est. % Other:

Est. % Timber: 90%

Est % Wetlands: 0%

Manufactured Allowed? No

Special Assessment? No

Professional Remarks

OVERLOOKING 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-minute access to some of the finest skiing, golfing, snowmobiling, boating & more! Beautiful mixed hardwoods, paved roads & very peaceful setting. GREAT VALUE for this area & development. 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 ID/Name: 217273 KELLER WILLIAMS-GREATER GT

Phone: (231) 947-8200

List Agent ID/Name: 259112 Carol A Franklin
carol@carolfranklin.com

Phone: (231) 633-3672

Dual MLS #

List Agreement Type: Exclusive Right to Sell
6/8/2009

Buyer Broker Comp: 3.5
DOM: 255

Subagent Comp: 3.5 **Other Comp:**