

Vacant Lot/Land Report

Select



Status **New**
 # Acres **2.50**
 County **Leelanau**
 Township **Cleveland**
 Section # **23**
 Owner Name **PGC**
 Tax ID **45-003-023-007-15**

MLS # **1733445**
 Class **Vacant Lot/Land**
 Wtrfrnt **No**
 ZONING **Residential**
 Dimensions **330'x330'**
 Subdivision **M&B/Lime Lake**
 Lot # **Lot A**
 School District **Leland**

Ask Price **\$29,900**
 Orig Price **\$29,900**
 %Tillable
 %Timber **80%**
 %Wetlands **0**
 %Other
 MineralRts **No**
 Sign **Yes**



2.5Ac E SUGAR BAY LN Cedar 49621

Body Water
 Water P/S
 Waterfront Ft

See Remarks

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

TOPOGRAPHY **Level, Partly Wooded, Heavily Wooded, Hardwoods**
 PRESENT USE **Metes and Bounds**
 LAND USE **Building-Use Restrictions**
 RESTRICTIONS
 DOCUMENTS **Covenants & Restrictions, Perc Test, Survey /Plat**
 AMENITIES **See Remarks**
 EXTERIOR **Near Public Water Access, Near State Land**

FINANCING AVAILABLE **Conventional Mortgage, Cash, Owner Assist (L/C), 1031 Exchange**
 MISCELLANEOUS **None**
 Manufacture Allow **No**
 Special Assessment **No**
 Annual Assn Fee

Professional Remarks

FIVE min to Good Harbor Bay & National Park from this gorgeous wooded Site in Leland School district, only 10 min to Leland & Glen Arbor! Great area of nice homes w/EZ access to golf, skiing & Traverse City. Walk to Shetland Creek & Lime Lake. Min 1600 sq ft w/1200 min for main floor on multi-story homes. Reasonable covenants in place to protect property values & pole barns are allowed! Money is in escrow for electric/phone to be run when somebody builds. Perc test on file. Land Contract Terms Available!

Advertising Remarks

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Directions

M-22 (Manitou Trl) or M-72W to N on Maple City/667 to M-22, south on Lime Lake Rd to Sugar Bay, property down lane off right side (pink survey tape/sign).

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 **3.0**
 Subagent **3.0**
 Other Comp
 List Date **2/23/2012**
 Days On Market **1**
 Dual MLS #