



# Professional Report

Select

MLS # [1710896](#)

Active  
Vacant Lot/Land

Asking Price: \$44,900

Deeded Water? No  
Less than 1 Acre? No

Approx # of Acres? 2.50

Sign? Yes

County: Leelanau  
Township: Cleveland  
Section # 23

Tax ID: 45-003-023-007-15  
Owner: PGC

Lot A E SUGAR BAY LN

Cedar 49621

Waterfront:  
See Remarks



Sub: Metes & Bounds  
Lot # 330'x330'

Road: Association, Paved  
Topography: Level, Partly Wooded, Heavily Wooded, Hardwoods

Utilities Avail: Underground Electric, Telephone

Present Use: Metes and Bounds

Water Installed: None  
Waste Installed: None

Water Options: Private Well  
Waste Options: Septic/Drain-field

Amenities: See Remarks

School District: Leland  
Use Restrictions: Building-Use Restrictions

Miscellaneous: Near Public Water Access, Near State Land

Zoning: Residential

Documents: Covenants & Restrictions, Perc Test, Survey/Plat

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

Annual Assn Fee \$  
Mineral Rights? No  
Est. % Tillable:                      Est. % Other:  
Est. % Timber: 80%                      Est % Wetlands: 0

Manufactured Allowed? No  
Special Assessment? No

### Professional Remarks

Gorgeous Wooded Site in Leland School district, only 10 min to Leland & Glen Arbor & 5 min to Good Harbor Bay & National Park! Great area of nice homes w/ EZ access to golf, skiing & Traverse City. Walk to Shetland Creek & Lime Lake. Minimum 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 in escrow for electric/phone to be run when somebody builds. Perc test on file.

### Advertising Remarks

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### Directions

M-22 (Manitou Trl) or M-72 to Maple City/669 to M-22, south on Lime Lake Rd to Sugar Bay, property down lane off right side (pink survey tape/sign).

List Office ID/Name: 217273 KELLER WILLIAMS-GREATER GT  
List Agent ID/Name: 259112 [Carol A Franklin](#)  
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Dual MLS #

List Agreement Type: Exclusive Right to Sell      Buyer Broker Comp: 3.0      Subagent Comp: 3.      Other Comp:  
12/27/2009                      DOM: 54