

Professional Report

Select



Status **Active**
 # Acres **2.70**
 County **Leelanau**
 Township **Bingham**
 Section # **15**
 Owner **Nelson**
 Tax ID **-001-180-024-00**

MLS # **1838995**
 Class **Vacant Lot/Land**
 Wtrfrnt **Yes**
 ZONING/USE/RESTRICTIONS **Residential, Site Condominium, Bldg & Use Restrictions, Outbuildings Allowed**
 Lot Dimensions **197x275x339x357x193**

Ask Price **\$199,900**
 Orig Price **\$199,900**

Sold Price
 Close Date



Lot #

#24 S Bay Valley

Suttons Bay 49682

Body Water **West Bay**
 Water P/S **Shared**
 Water Front Footage **800**
Water View, All Sports, Great Lake, Public Lake, Bay View
 MINERAL RIGHTS **No**

LAND FEATURES **Sloping, Hardwoods, Wooded**
 DOCUMENTS ON FILE **Survey**
 DEVELOPMENT AMENITIES **Lake Privileges, Water Front Park, Community Dock**
 EXTERIOR FEATURES **Bay View, Countryside View**
 ENVIRONMENTAL FEATURES **None**

ROAD **Association, Blacktop, Privately Maintained**
 UTILITIES AVAILABLE **Underground Electric, WiFi**
 WATER INSTALLED **None**
 WATER AVAILABLE **Private Well**
 WASTE INSTALLED **None**
 WASTE AVAILABLE **Private Septic**

TERMS **Conventional, Cash**
 Manufactured Allowed **No**

Annual Assn Dues

Agent Only Remarks

Almost 3 Acres allows for a wonderfully private setting & still enjoy natural gas & cable internet/TV! Outbuildings allowed & all parcels designed for max privacy & protection of views. Enjoy EZ walking distance to the water & living in a peaceful, pristine & super high quality neighborhood. Min 1650 sq ft for ranch style home & 1200 sq ft for main floor of multi-story home. Trees can be cut/trimmed to enhance view.

Public Remarks

GORGEOUS VIEWS OVER WEST BAY, in a quality development with 800 ft of shared West Bay frontage & only 10 miles to downtown TC & 6 miles to Suttons Bay! Almost 3 Acres allows for a wonderfully private setting & still enjoy natural gas & cable internet/TV! Outbuildings allowed & all parcels designed for max privacy & protection of views. Enjoy EZ walking distance to the water & living in a peaceful, pristine & super high quality neighborhood. Min 1650 sq ft for ranch style home & 1200 sq ft for main floor of multi-story home. Trees can be cut/trimmed to enhance view.

Directions

M-22 between TC & Suttons Bay - to Bay Valley Drive - just up around first curve & on the right/north side

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 **cfranklintc@gmail.com**

Exclusive Right to Sell

BA **3.0**
 SA **0**
 TC **0**

List Office 2 - Office Name/Phone
 List Office 1 - Phone Number **231-577-4275**

List Date **9/27/2017**
 Days On Market **14**
 Dual MLS #

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