

For Sale

Professional Report

Select MLS# 1835604



Status **Active**
1.5 Story, In-Law Suite or Apartment, Apartment, Adult Foster Care, Bed & Breakfast, 2+ Story, Duplex, Lodge
 Number of Acres **1.30**
 School Dis **Traverse City Area Public Schools**
 Owner Name **GTRUST**
 Approx Year Built **1962**
 Year Remodeled **2012**

Bedrooms **7**
 TOTAL Baths **8.00**
 Wtrfrnt **Yes**
 Lot Dimensions **226'x252'**
 Unit #
 Lot #
 Seller Concessions
 If Yes, \$ Amt
 Subdivision, Joins State/Federal Land
Branded Virtual Tour 2

Ask Price **\$599,900**
 Orig Price **\$599,900**
 AbvGrdFin **5,659**
 LL Fin SQF **0**
 Tot Fin SF **5659**
 UnfinishSF **50**

Sold Price
 Close Date
 Annual Assn Dues
 Assessment



4570 Case Boulevard

Interlochen

49643

Body of Water **Duck Lake**
 Water P/S **Shared**
 Front Ft **120**
Inland Lake, All Sports, Other, Sandy Bottom, Sandy Shoreline

FOUNDATION **Partial**
 INTERIOR **Cathedral Ceilings, Built-In Bookcase, Bay Window(s), Foyer Entrance, Walk-In Closet(s), Pantry, Island Kitchen, Mud Room, Formal Dining Room, Den/Study, Game Room, Vaulted Ceilings, Drywall**
 APPLIANCES **Refrigerator, Oven/Range, Disposal, Dishwasher, Microwave, Washer, Dryer, Window A/C Unit(s), Wall Oven, Cook Top, Blinds, Drapes, Ceiling Fan, Natural Gas**

CONSTRUCTION **Frame**
 ROOF **Asphalt, Other**
 EXTERIOR FEATURES **In Ground Pool, Balcony, Deck, Multi-Level Decking, Sidewalk, Enclosed Pool, Garden Area**
 EXTERIOR FINISH **Vinyl, Stone**
 STYLE **1.5 Story, In-Law Suite or Apartment, Apartment, Adult Foster Care, Bed & Breakfast, 2+ Story, Duplex, Lodge**
 PRIMARY GARAGE **Attached, Door Opener, Paved Driveway, Heated**
 ADDITIONAL BUILDINGS **Other, Workshop**
 Financing
 Town **T 26N**
 HEATING/COOLING TYPES **Forced Air, Baseboard, Central Air, Zoned/Dual, Window Air Conditioner**
 HEATING/COOLING **Natural Gas, Electric, Solar, Multiple Units**
 SOURCES
 WATER **Private Well**
 SEWER **Private Septic**
 DRIVEWAY **Blacktop, Private**
 ROAD **Public Maintained, Blacktop**
 ZONING/USE **Residential, Multi-Family, Unknown, Outbuildings Allowed**
 /RESTRICTIONS

MINERAL RIGHTS **No**
 Bedroom 1 Level **Main Floor**
 Garage Capacity **4**

Room	Dimensions	Level	Flooring	Room	Dimensions	Level	Flooring
Living	21' x 19'	Main Floor	Carpet	BR1	18' x 15'7"	Main	Laminate
Dining	20' x 13'	Main Floor	Wood	BR2	14'6" x 9'	Main	Wood
Kitchen	15' x 11'	Main Floor	Wood	BR3	17' x 12'	Main	Carpet
Family	26' x 13'6"	Main Floor	Carpet	BR4	17' x 12'	Upper	Carpet
Laundry	21' x 13'5"	Main Floor	Vinyl	Other	14' x 11'	Main Floor	Carpet

Agent Only Remarks Have 4 potential rentable apt/suites & would still have 4-bedroom, 4-bath main house w/ 2-car attached garage. Many updates including full handicap accessible tile shower/bathroom off the pool & brand new huge deck off back of house. Main house has spacious kitchen w/ large walk-in pantry, all bedrooms with their own baths & a/c units, solar heat for low gas bills & only 15 minutes to Traverse City! 2+ car att garage w/possible conversion back on 2nd 2-car garage. Nice property! Zoned residential, grandfathered in & still being used as B&B type of rental. Offers lots of flexibility as B&B, health/artistic/religious/philosophical/etc. type of retreat, business conference center -- or just about anything! Very low utilities with solar power heated pool & most of household hot water.

Public Remarks
 HUGE family home/compound WITH INCOME POTENTIAL. B&B or live there & enjoy INCOME from full duplex/apartments attached to house! Was long time B&B - across from internationally renowned Interlochen Arts Academy & built in supply/demand for students family housing. Extensively remodeled, comes with Duck Lake access w/boat docking possible & walk to Green Lake across road. Impeccably maintained inside & out w/beautiful grounds & a gorgeous indoor 60' lap pool. 2-3 Apartments actively rented on AirBnB or great Mother-in-law or guest suite w/private deck/balcony. Main house has spacious kitchen w/ large walk-in pantry, all

Directions
 Interlochen/M137 S toward Arts Academy, left on Park to right on Case Blvd to property on right

List Date **7/14/2017**
 DOM **19**
 BA **2.5**
 SA **2.5**
 TC **0**
 Pending Date
 Cumulative DOM
 19

List Agent 1 - Agent Name/Phone **Carol A Franklin - 231-633-3672**
 List Agent 1 - E-mail **cfranklnt@gmail.com**
 List Office 1 - Office Name/Phone **BAYSHORE GROUP REALTY - 231-577-4275**
 List Agent 2 - Agent Name/Phone

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