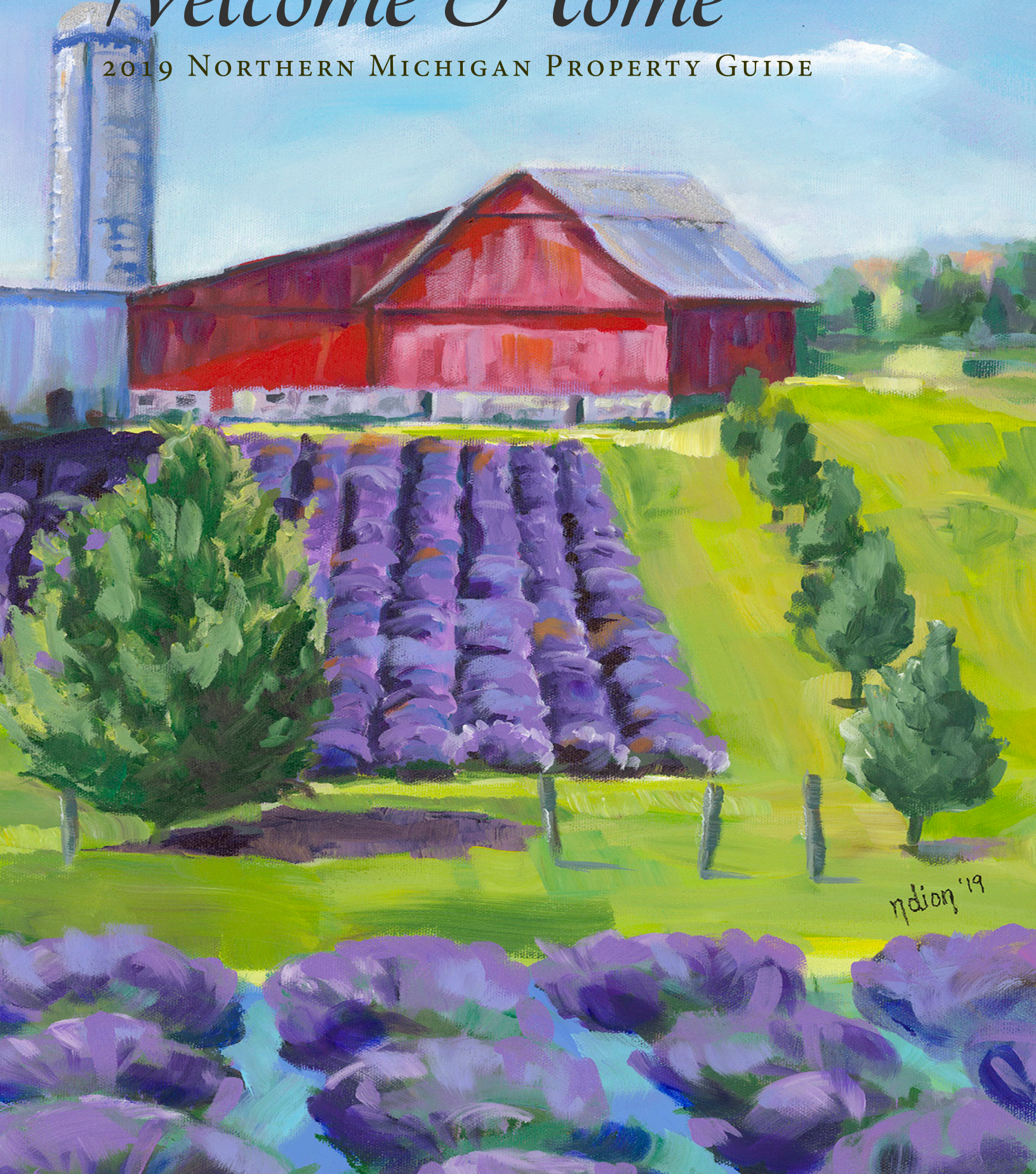


Welcome Home

2019 NORTHERN MICHIGAN PROPERTY GUIDE

O'Brien^{Pat.}
& ASSOCIATES





“Buy Local!”

It’s a great slogan and a good idea, in an era of online shopping and overnight delivery, where even groceries can be purchased and delivered to your door. It’s a modern-day version of a traveling salesman, only you don’t even have to talk to anyone.

So, Buy Local was coined, and it encourages you to get out and make your necessary or luxurious purchases from people whose names you know, whose parents or children you might know. You can get eggs from the local farmer’s market, or even from the farmer herself. Beer that was crafted right next door, or wine from vines in the countryside you live in.

Real estate is always local, and of course we’re in the business of “buy local.” But for us it’s so much more than buying locally. We know that there are beautiful places and fine people all over this great country, but we are certainly (and we think justifiably) partial to our own incredible neighborhood in it.

Here in northern Michigan, where maple trees reach to the sky, providing shade and shelter in the summer, glorious color in the fall, throw their majestic shadows on the snow on a winter’s night, and bring forth sweet syrup in the spring.

Where the lakes are flat and calm on early summer mornings, and fishermen slip their boats quietly into the water and do not dream of Paris or New Orleans, but of peace, solitude, misty morning air and breakfast.

Where bold entrepreneurs start their businesses on main streets only a few blocks long, and are motivated by their neighbors, and succeed because of those same neighbors.

We want you to “live locally,” not just buy here. We want you to spend time, raise families, attend church, city commission meetings, or parent teacher conferences right here in Charlevoix, Emmet and Antrim counties, planting your roots in a small-town neighborhood, or growing hops on rolling farmland.

And we are in the business of helping you make sure you can do that well. We will not only sell you a house, we’ll also help you find the resources that make that house a “home.” We can tell you where the best U-pick cherries are, who you might call for a new deck, and introduce you to a good mechanic.

When you call the O’Brien Team for a home, you will get more than a tour of homes. We will help you find your place and your people. To us, living “local” means getting it all – the landscape, the entertainment, the seasons, community support, and friends.

Live Local. Start with us. Welcome Home.

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Cover art courtesy of Nanette Dion
nanettedion.com
featuring Lavender Hill Farm

“A Week at the Lake” Local Heroes Award.

We all know people in our community that deserve a relaxing and joy-filled vacation respite at the lake. But too often these people and their stories remain silent, in the background, and under the radar.

These are our neighbors that always give and never ask.

They enjoy giving of themselves for others, improving lives, providing comfort, a reassuring hug or a smile. They are the “gold nuggets of good” in our area and while they are not motivated by thanks they are certainly deserving of it.

This is a chance to do a little something to recognize and appreciate all that they’ve done.

Nurse. Caregiver. Military. First Responders. Volunteers.

They may be the teacher whose efforts are limitless (including spending their own money), care-givers who are always available to help, or volunteers that make group efforts truly possible. They are quick to help others through tough times. They are the ones that arrive first and leave last, quietly doing the work that makes a real difference.

Since 2005, Pat O’Brien and Associates have given a percentage of our commissions to local charity efforts. It is, by far, the happiest time we will ever write a check. This year in addition to giving to these charities, we are dedicated to supporting this new (hopefully annual) community honor.

Starting in June, nominations for this award can be made in the form of letters or emails detailing these amazing individuals and their wonderful stories. We will accept nominations until June 30th. Just send a note telling us why your nominees are so deserving of this recognition. A committee will review the nominations and select 8 finalists. These 8 finalists will be featured in July and then voted on July 31st. The vote will be decided on by a local committee. The winner will be announced at the Aug 2nd Strolling the Streets in Boyne City.

Winner receives a “Week at the Lake” luxury lakefront home (Sept 6-13) with accommodations for 10, gourmet food basket, Hi-Performance Tritoon rental, and all the bonfire barbecue fixins for a last night jamboree.

Nominations are open to all Charlevoix and Emmet county residents.



MEET OUR AGENTS



Realtors who listen

Our talented team of real estate experts can help make your northern Michigan dreams a reality. Buying your new home will be effortless and exciting, exactly like a summer at the lake. We'll treat you like family - being careful to listen to not just your "must-haves" but also to the context. We've been doing this for long enough to hear what you might not be able to put into words.

Boyne City Office



Pat O'Brien



Jim Evans



Brett Binkley



Don Toffolo



Martha Mishler



Christina Roberts



Sam Bowman



JP Gerster



Gary Roberts



Jamie Woodall



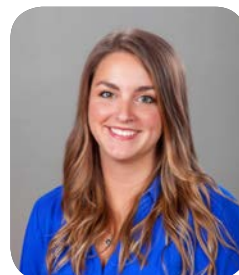
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Nancy Simon



Kathy Anderson



Haili Friedrich



Stacy Wicker



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Joseph Vogelheim



Karlee Barnard



Steve Good



Jerry Pease



Gil "Bean" Mottarelli



Marrietta Heeres



Amy Lalawicz

WATERFRONT RESIDENTIAL

LAKE CHARLEVOIX LIFE



A GLENNWOOD CUSTOM HOMES & JILL ROWLEY DESIGNED CRAFTSMAN MASTERPIECE INSPIRED BY THE LODGE AT TORREY PINES AND YOSEMITE NATIONAL PARK'S HISTORIC AHWAHNEE HOTEL. Nestled on a very private site with 314' of sandy frontage just 3 miles from Charlevoix's harbor and jet port, this exquisite 9-acre parcel (3 parcels) has breathtaking big water views of Lake Charlevoix towards Hemingway Point and views of endless adjacent pristine shoreline. Extensive natural landscaping by award winning Drost Landscape surrounds this 8300 square foot house. Enjoy summer days on the exquisite three-seasons screened porch with clinker brick and boulder fireplace. The main-floor master has a secluded screened-in porch-balcony and an incredible bathroom designed with natural stones. White quartzite countertops grace the kitchen, bringing in a beautiful contrast against the rich hardwood floors. The lower level is the ultimate space for fun with a recreation area, additional bedrooms, a wet bar, boulder fireplace and a wine cellar. Your guests will be delighted with their luxurious and private guest suite overlooking the lake. This home is not to be missed, there will never be another quite like it! **458292 \$3,850,000**



WATERFRONT RESIDENTIAL

Evergreen Pointe



WATERFRONT RESIDENTIAL

LAKESIDE LUXURY

CLASSY IN-TOWN HOME WITH 150' OF FRONTAGE ON EXCEPTIONAL LAKE CHARLEVOIX. With an open floor plan and wall of windows along the water, natural light floods the home. Hardwoods throughout complement the bright and airy kitchen. Dine waterside before moving to the cozy main level living area. Take in the morning air on the private master suite balcony. The elegant master bath has both a shower and jacuzzi. The lower level walkout has two bedrooms, an additional seating area and wet bar, and a full bath. You won't want to miss the unmatched sunset stretching down the entire lake.

458249 \$1,379,000

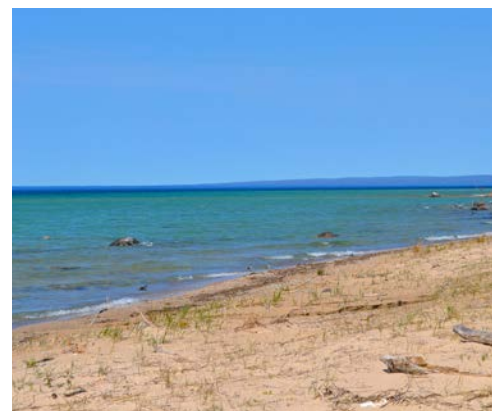


WATERFRONT RESIDENTIAL



WATERFRONT RESIDENTIAL

MAJESTIC ADVENTURE



WATERFRONT RESIDENTIAL



FEATURES INCLUDE:

- Full log, four bedroom home
- 6,560 square feet above grade
- 2,296 finished below grade
- 199' sandy Lake Michigan frontage
- Salvaged architectural elements throughout
- House-long skylights
- Carriage house apartments
- Double sided wood fireplaces
- Six additional gas fireplaces
- Elegant dining
- Three seasons room
- Fenced-in outdoor pet area
- Outdoor shower
- Outdoor grilling
- Massive covered and open-air porch
- Recreation and game rooms
- Formal Great Room and family room
- Two private offices
- Main floor master suite
- Exercise room
- Huge water and sunset views
- Four car attached garage
- Incredible natural landscaping
- Second kitchen
- Large flagstone foyer
- 3-level elevator
- Heated tile in master bath
- Deer-deterrent sprinkler system

457894 \$2,998,500



VIEW FROM ABOVE



GRACIOUS FOUR-BEDROOM WATERFRONT HOME IN BLUE WATER RIDGE. Very private, country-like setting, this house is surrounded by a small apple orchard and mature landscaping. With nearly 4,000 square feet of living space, the home has ample room, and is well laid out for both entertaining and comfortable everyday living. The kitchen has been updated and is open to the dining and living rooms. The living room is centered around a large stone fireplace, and its vaulted ceilings and huge windows make the changing water view part of the decor and fill the rooms with natural light. A thoughtful floor plan, high end construction and a peaceful hilltop setting make this the complete package. 457889 \$599,000



DEER CREEK



Deer Creek



BREATHTAKING 5 BEDROOM 2 BATH CEDAR LODGE HOME located on Deer Creek between East Jordan and Boyne City. Home has a timeless, spacious feel as soon as you pull in the drive. The cabin resides on 180 beautiful acres of diverse woodlands, which crosses the river known as Deer Creek. The 3,576' of riverfront is filled with brook trout and wildlife. The enjoyment opportunities on this parcel are nearly impossible to beat, whether is it hunting, fishing or simply hiking. This property is what serene life is made of for every outdoorsy person, hunter, or trout fishing fanatic. With access from both the north and south boundary lines this parcel is easily accessible and has its own trail system.

458749 \$949,900



WATERFRONT RESIDENTIAL

CHARMING COTTAGE

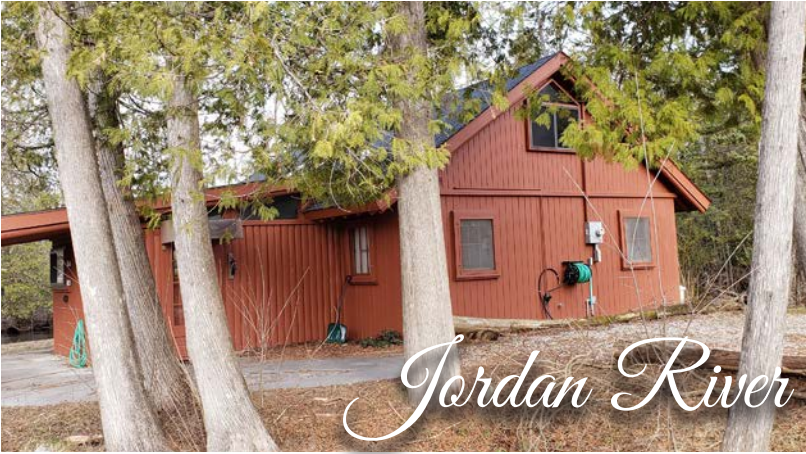


THIS CHARMING, BEAUTIFULLY MAINTAINED COTTAGE ON LAKE CHARLEVOIX'S COVETED NORTH SHORE is framed by a lovely lawn and garden. There's an enclosed porch with panoramic views of the lake, expanding your summer living space, and a sunny deck overlooking the back yard and perennial flower gardens. Plenty of room for guests with 3 bedrooms, large eat in kitchen, L-shaped living room with wood burning fireplace and room off kitchen for additional dining. Large 2+ car garage sits next to a large fenced-in vegetable garden. This ideal location is close to downtown Boyne City, a new bike path, Young State Park, Glenwood Beach and more! **458051 \$569,000**



WATERFRONT RESIDENTIAL

CALM AND QUIET



THIS 2 BEDROOM CABIN IS LOCATED ON 200' OF THE JORDAN RIVER JUST OUTSIDE THE CITY LIMITS OF EAST JORDAN. Cabin sits on the rivers edge, allowing you to spill out onto the one of Michigan's top Blue Ribbon Trout streams. The property boast a private setting on 3 acres with a two stall loft and work shop. The two stall barn has sleeping room in the second story offering additional living space or vacation rental or for friends, family and guest alike. With the convenient location and one of a kind peaceful setting this property will accommodate any desire that a vacation home or year round residence has to offer. **455596 \$279,900**



LOCATED IN DEEP WATER POINT ON INTERMEDIATE LAKE. This home is situated between Central Lake and Bellaire off M-88. Home consists of 3 bedrooms, 2 baths, open kitchen, dining and living room area. Centered around a gas fireplace, expanded water views from the living room area looking out at the lake. Attached garage and storage area, along with a nicely sized storage building. Great swimming out front, home comes furnished and dock is included. Home is move-in ready.

458723 \$349,900



WATERFRONT RESIDENTIAL

HORTON BAY CLUB



THIS HOME IS A BREATH OF FRESH AIR ON 324' OF LAKE CHARLEVOIX FRONTAGE. The property is at the point of the Horton Bay Club with incomparable privacy. Yellows and greens brighten walls of the kitchen, complementing the wood countertops. Very intentional decor combines colors and styles to promote serenity and hominess. The main floor master is large with dual sinks, a spacious shower, and laundry room all in one. The master has quite the view of the lake. There is a cozy reading nook and a great loft with room for two twin beds and an office. Two furnaces keep this home warm and cozy in the chilly months. New cedar shake siding gives this home an up-north flair and the complete package has a storybook charm. The exterior has perfect native landscaping designed for low maintenance and maximum enjoyment. The dock and hoist are included in the sale. **458130 \$1,595,000**



WATERFRONT RESIDENTIAL

Lake Charlevoix



LIVELY LANDSCAPES

PEACEFUL ENJOYMENT OF ADAMS LAKE AND LOEB CREEK. Kayak, fish or just enjoy myriad of wildlife next to 5 acres of private land preserve. This 4 bedroom 3 bath home/cottage with wrap around covered porch is very easy to enjoy. Only minutes from downtown Charlevoix but feels like you are far away.

458860 \$359,900



THREE BEDROOM HOME TUCKED INTO THE TREES WITH AN ENCHANTING LANDSCAPE. Warner Creek borders the lawn and feeds a pond in the front. Main level master bedroom and full bath, with two large bedrooms and a half bath upstairs. Galley kitchen accesses the laundry/utility room. Wood stove insert in the fireplace helps heat the house. Captivating natural views year-round. Home has new wood floors and fresh paint throughout.

457314 \$149,900

WATERFRONT RESIDENTIAL

PERFECTLY PEACEFUL



A TIMELESS BEAUTY ON LAKE CHARLEVOIX'S NORTH SHORE, this westerly-facing five-bedroom home on more than 100' of water front is in a class of its own. Every inch of its 7,200+ square footage is packed with peaceful charm. This story is also home to a truly glorious imaginative and innovative kitchen! The lower level features a second full kitchen, family room and walkout with a dining patio. But it's not all about the kids! This area of the house also has a 1,200-bottle wine cellar with chiller. Summertime living will ebb and flow easily from indoors out, with a gorgeous landscaped yard sloping down to the waterfront with its maintenance-free dock and patio with a built-in firepit and ringside seating for the sunset. All this on one captivating acre near Boyne City. 458076 \$1,995,000



WATERFRONT RESIDENTIAL

563' OF FRONTAGE



If this property doesn't get your creative juices flowing, nothing will. It starts with 15 acres and 563' of incredible Lake Charlevoix frontage. Did I mention this has its own private marina, capable of docking a number of large boats? The current owners built a Nantucket-style cottage with the intention of building a primary residence in the future, but things change. The lush lawn stretches from one end to the other, right up to the sandy beach. Billowing willow trees provide shade from the afternoon sun. A set of plans are available that may spark your inner genius within. Additional residences are on the property for you to consider.

458986 \$3,700,000



WATERFRONT RESIDENTIAL



NORTH SHORE SUNSETS



AT THE END OF A PRIVATE, WINDING ROAD IS A FIVE BEDROOM HOUSE ON 680' OF LAKE CHARLEVOIX FRONTAGE. One of Andre Poineau's finest homes, this North Shore beauty is a perfect foil for the lake, with a wall of windows capturing every view. Inside, authentic beadboard enriches the walls and ceilings, complementing extensive Craftsman-style custom woodwork throughout. This house feels welcoming, from the large kitchen with new high-end appliances, through the Great Room with a massive natural stone wood-burning fireplace. The master suite accesses a private screened porch, and has a magnificent fieldstone wood-burning fireplace, and sumptuous bath. A lovely sunroom adjoins the kitchen, and there's a grand foyer entrance into the Great Room. **\$3,900,000**



WATERFRONT RESIDENTIAL

DEER LAKE LOVELY



Deer Lake

THIS BEAUTIFUL LOG HOME SITS ON THE SANDY NORTH SHORE OF DEER LAKE with expansive views across the lake towards Boyne Mountain. Nearly every room in the house has a view of the lake and the large manicured lawn with a lakeside fire pit perfect for entertaining. Featuring a large living area, open kitchen and dining room area, and four bedrooms, this house is perfect for the entire family. Less than two minutes to Boyne Mountain's golf center and Beach House restaurant, and 3 miles to downtown Boyne City, this property is in prime location. A complimentary Social Membership to the Country Club of Boyne is included, offering access to Boyne Resorts' multitude of amenities. 458709 \$599,000



WATERFRONT RESIDENTIAL

FRONT OF THE LINE





WATERFRONT RESIDENTIAL



Rustic elegance describes this gorgeous home on 100' of frontage along the shores of Lake Charlevoix. Elegance and grace meets practical living from the gorgeous kitchen to the additional full bar just a few steps away. The dining room overlooks the water, as it should, with a covered outdoor dining option just on the other side of the glass doors. The living room has a work-of-art fireplace making it cozy and inviting, ideal for watching the sunset (OH, THE SUNSETS). The magnificent main-floor master has no competition for relaxation. With its own access to the balcony and vaulted ceilings, this is truly the place you want to start and end your day. This home caters to large families like few others do. The lower level is the ultimate space for entertainment. From shuffle board to ping-pong and a walkout to the beach, not to mention there's a sauna and hot tub, this level has it all. The bunk house above the garage is 660 sq/ft with a full kitchen, full bathroom, and easy living. The location is perfect - just a few short blocks to town along the bike path. 458878 \$1,995,000



WATERFRONT RESIDENTIAL

COMING SOON

220' OF LAKE CHARLEVOIX WATERFRONT ON 2 ACRES including a home, attached garage, workshop and two guest cabins nestled on a wooded setting atop terrace offering outstanding views as well as privacy. Home offers an open floor plan with water views from all rooms, two car attached garage, and a large work shop. The natural wooded setting offers endless possibilities - a large shaded yard for gardening or entertaining with a panoramic view of Lake Charlevoix. A small staircase that leads you to water level where you can enjoy the nostalgia of the two log cabins. All this within minutes of downtown Boyne City. **COMING SOON!**



Forty-two years in the real estate business has provided some great experiences and interesting stories but mostly wonderful and lasting relationships, resulting in some lifelong friendships. My most memorable might be the gentleman who entered into a purchase agreement for a straight forward closing under cash terms. After a glowing home inspection, clear title search and completed survey, everything was on track for an early closing. The first hiccup came when there was a postponement in obtaining the funds for our closing due to a delayed closing from the sale of the buyer's two downtown Manhattan office buildings. Once that was cleared up, another fascinating and almost unbelievable story caused a further delay. After about 3 weeks of numerous other interesting reasons for not closing, the final source of funding was revealed by the buyer that would bring our journey to an end. In two days, a Brinks truck would be driving through Charlevoix with the proper amount of Gold Bullion sufficient to fund our closing requirements. At that point I realized, the jig was up! We never heard from that gentleman again. **STEVE ANDREAE**



THIS 2 BEDROOM CABIN IS LOCATED ON 400' OF THE JORDAN RIVER just outside the city limits of East Jordan. Cabin sits on the rivers edge, allowing you to spill out onto the one of Michigan top Blue Ribbon Trout streams. The property boast a private setting on 2 acres with a three car stall barn and work shop. The barn has a 2 bedroom apartment in the second story offering additional living space or vacation rental or for friends, family and guest alike. With the convenient location and one of a kind peaceful setting this property will accommodate any desire that a vacation home or year round residence has to offer. **\$324,900**

PEACEFUL PARCEL



IT'S ALL ABOUT THE LOT AND THE VIEW...OH. AND THE SANDY BEACH TOO! 80' OF FRONTAGE ON THE BEAUTIFUL LAKE CHARLEVOIX. Remodel the existing cottage or use it as a home base while you rebuild. Enjoy summer days splashing in the water and nights around the campfire with the long view up the South Arm. Gorgeous sunset views cap this property off, making it ideal for summers to come.

458193 \$379,900



THIS THREE-BEDROOM, TWO-BATH RAISED RANCH IS SITUATED OVERLOOKING LAKE ST CLAIR, with two gas fireplaces, a finished walkout lower level, an expansive deck, and an over-sized two car garage. Home is equidistant to Petoskey, Traverse City and Gaylord. Anything you need is within a 40 minute drive, while at home the world is quiet and tranquil - the best of both worlds.

458360 \$289,900

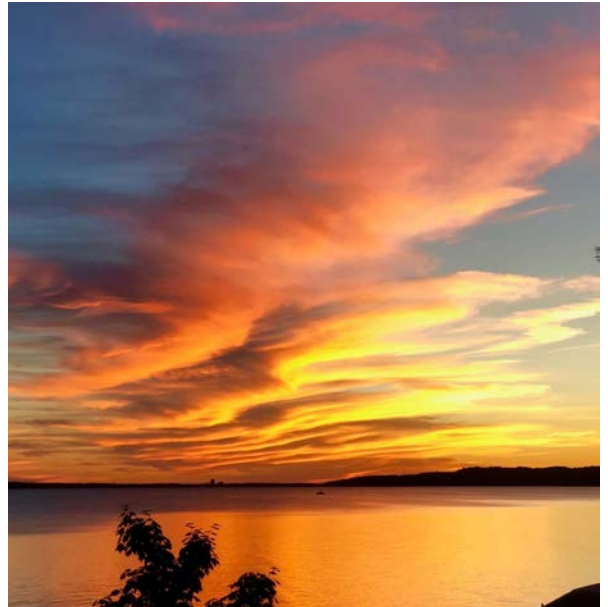


WATERFRONT RESIDENTIAL

BEST SEAT IN THE HOUSE



WATERFRONT RESIDENTIAL



Exquisite waterfront home with outstanding, unobstructed sunset views of Lake Charlevoix. The house is elevated perfectly to maximize these views. The architecture is incredible with every inch designed to be eye-catching. The landscaping has been tastefully created by the owners and consists of many colorful perennials as well as a number of strategically placed seagrass plants along the waterfront side of the house. The kitchen is bright and lively with warm tones from floor to ceiling. The living room has a fireplace and a view that spans across the lake. The main floor master bedroom is peaceful and roomy, with a luxurious bath. Upstairs has three generously sized bedrooms, a loft sitting room, game table, and a second laundry. The lower level is a haven - family & game room, bedroom, and sauna. An apartment over the detached garage boasts a spacious room, bedroom/office, kitchenette and a bathroom. From private balconies to geometrical ceilings, this home is simply fantastic. **458886 \$2,380,000**



GLENWOOD GREATNESS



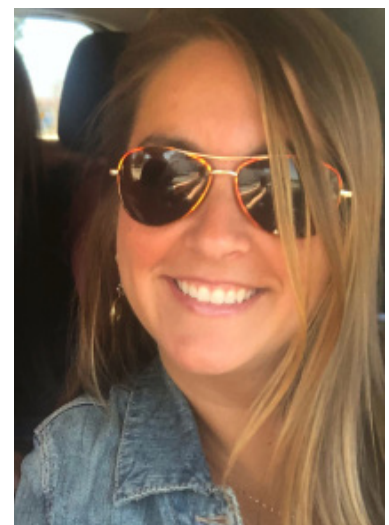
GLENWOOD BEACH - NORTH SHORE LAKE CHARLEVOIX WITH SOUTHERN EXPOSURE ON 78' OF SANDY BOTTOM IN BOYNE CITY PROPER. This exceptionally maintained home offers long lake views, new break wall, cathedral ceilings, a fantastic wine and wet bar, new maple hardwood floors and main level living. Enjoy sunny day's & summer breezes on the spacious lakeside patio & deck. Professionally landscaped.

455744 \$805,000



I walked into a house on Lakeshore road with a client in the fall. I knew the owner had a cat but that was the only animal that was supposed to be in the house. As I walked into the living room, a huge black bird flew past my head. I pretty much panicked and turn to my client with wide eyes. We put the cat into the bedroom and quickly opened all the doors. I found a broom in the closet and tried to shoo the bird outside. Of course, it flew into a window and fell behind the couch. We slid the couch out and finally directed the bird out the back door. Turns out, it was the owner's bird and we never saw it again. Just kidding, it was a pesky little Grackle. We still have no idea how the bird ever got into the house. My client is still living there to this day and she's never seen another bird inside!

HAILI FRIEDRICH



WATERFRONT RESIDENTIAL

LAKESHORE LIFE



THIS IS THE PLACE TO ENTERTAIN AND ENJOY ALL THE LAKE CAN OFFER! A rare find, this waterfront home on Lakeshore Drive is conveniently located right within the city limits of Boyne City. Offering 79' of prime Lake Charlevoix frontage. "Plus" a bonus 30' waterfront easement = 109' usable lake frontage. This beach bungalow is perfectly positioned to maximize long lake views. Enjoy lazy summer days on the patio with professional cooking station and fantastic sunsets from the hot tub. Set among the flower beds and rocks and towering native trees, this home is exceptional in so many ways. Total remodel in 2007, well-insulated, thermal windows, heated floors in upper bathrooms, a cozy dining area, and a bonus massive rec room centered around spending time with friends and family. There are a total of 3 bedrooms and 2.5 baths. So move right in and start enjoying the Lakewith downtown Boyne City just a few blocks away.

458716 \$810,000



Lake Charlevoix

WATERFRONT RESIDENTIAL

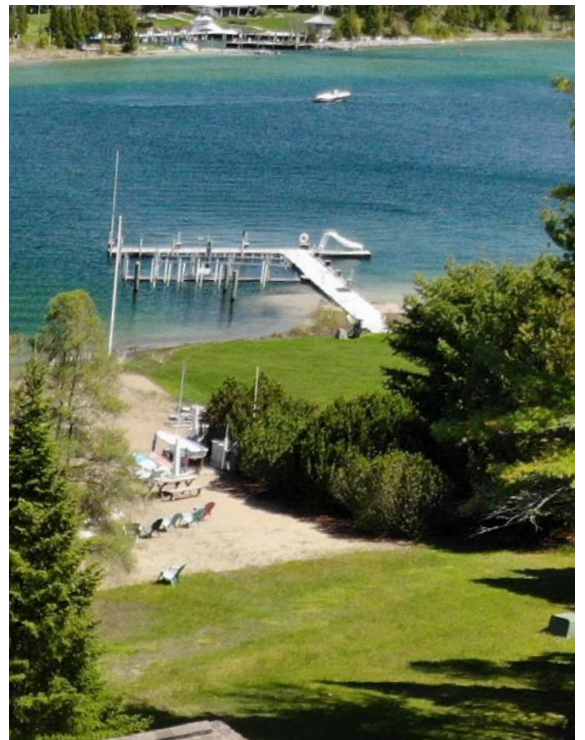
OYSTER BAY SPLENDOR



THROUGH A TUNNEL OF TREES IS A BEAUTIFUL HOME ON 185' OF SANDY LAKE CHARLEVOIX FRONTAGE WITH A COZY GUEST HOUSE. The main house is timeless and classy, filled with natural light and a view of the shimmering blue water. The sunroom is the perfect place to curl up for great conversation or dive into a book. The guest house is really something special. Rustic and cute, there's so much potential here. Old knotty pine adorns the walls while copper pots hang in from the quaint kitchen. From the original wooden beams to the old family photos on the fridge, this place takes you back to simpler times in a time-honored cottage on the lake. It's just fun inside. **458661 \$1,479,000**



WATERFRONT RESIDENTIAL



NORTH SHORE HORIZON



Affordable cottage living on the North Shore of Lake Charlevoix. This charming cottage offers families a sense of summers up north like they used to be. In one of Lake Charlevoix's oldest established neighborhoods, Horton Bay Club offers numerous amenities including a private marina, tennis courts, and miles of nature trails. The lot offers a 144' of beautiful sandy beach, perfect for children and grandchildren. **458943 \$749,000**



WATERFRONT RESIDENTIAL

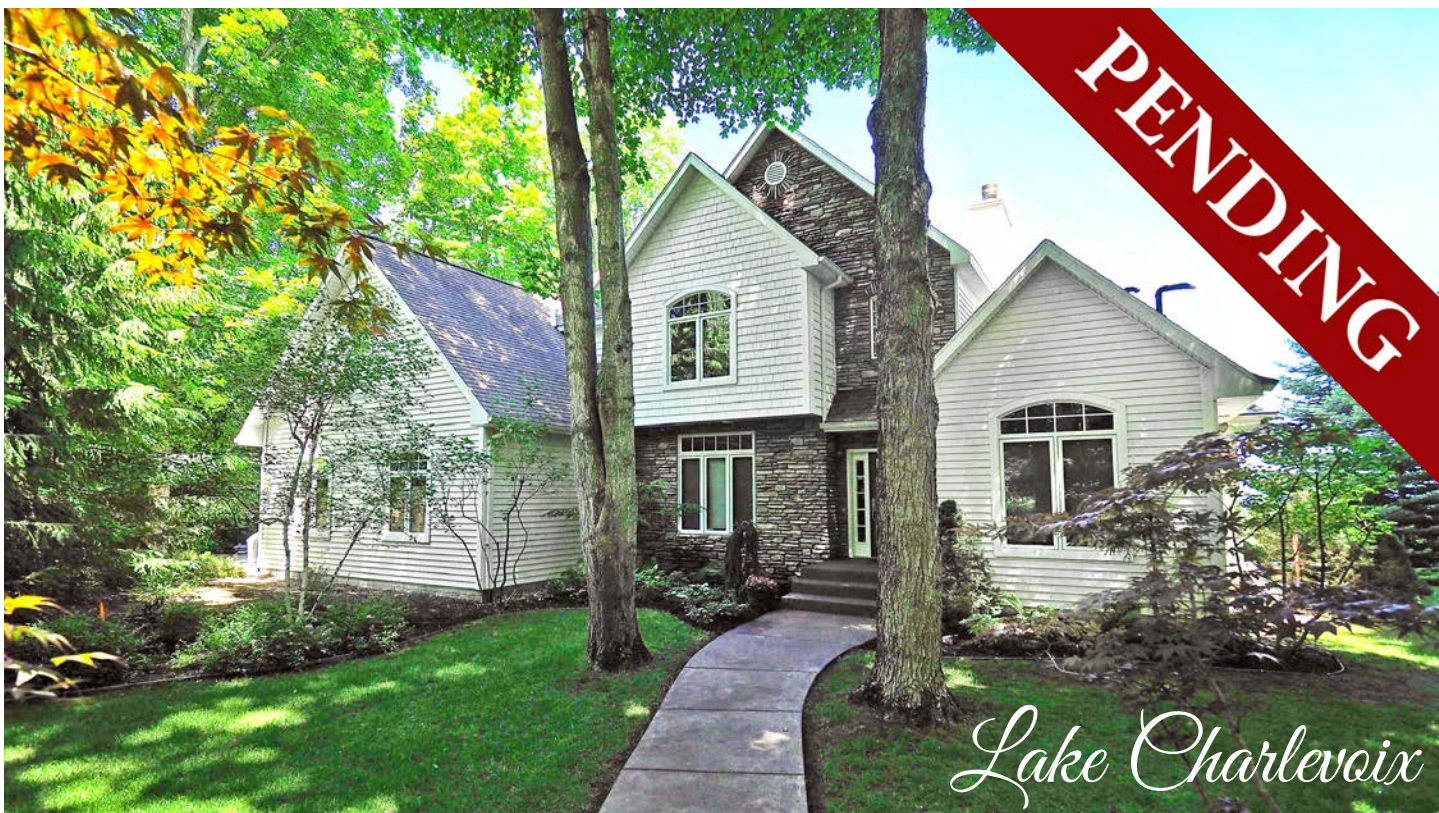


I had a call from a guy who I had never met before that wanted to look at a waterfront property on Lake Charlevoix. We met and we went out to the house on a cold November day, it really was a unique spot. The land had a jetty running out into the lake that this individual thought it was important that he walk out on. As I stood back and watched to my utter astonishment, he slipped and fell into the lake. Keep in mind it was November! My first reaction was to run to the car as fast as I could and turn on the heater. Once he got back to the car, there wasn't much conversation. I dropped him off and thought I would never hear from that guy again. He called me the next day and said he told his mother the story. She said it was an omen so he bought the land and closed on it shortly afterwards. **PAT O'BRIEN**



WATER ACCESS

SERENE PRIVACY



FIVE BEDROOM HOME ON 800' OF SHARED SANDY BEACH on Lake Charlevoix with a dock included. This immaculate home resides in the Lake Shore Club overlooking the water. The main floor master is spacious yet cozy, the perfect place to end your day. The open floor plan allows for easy navigation from room to room. Incredible stonework climbs the driveway side of the home, immediately capturing your attention. Breathtaking landscape complements the exterior patio. 458377 \$624,900



WATER ACCESS

WATER WALKOUT



An exquisite well-maintained four bedroom, 3.5 bathroom lake-access home in the perfect in-town Boyne City location. Enjoy 3,274 sq/ft of living space supplemented by roomy outdoor composite deck space. You can also take in beautiful views of Lake Charlevoix from the third-floor loft inside. The fire-place on the lower level provides warmth for the home, and air-conditioning keeps in cool in the summer. The two-car garage has one extra 31-foot deep stall for a boat or other up-north toys. A 30-foot composite dock remains with the property.

458121 \$699,000

TOES IN THE SAND



THIS FIVE-BEDROOM COTTAGE IN THE HISTORIC BUCKAROO ASSOCIATION is a great way to get a cottage and a boat slip on Lake Charlevoix at an affordable price. This is a quiet community with 187 feet of shared frontage that is very usable with sandy beach and picnic tables. The cottage has a master on the main level with an open floor plan that encompasses the kitchen, dining room and living room. There is a 2 car attached garage, a massive wraparound porch, and a wood fireplace that is a centerpiece of the living room. Comes partially furnished, and a 4000 lb. boat hoist is included. 458265 \$325,000



Meeting with clients face-to-face is a standard and something we care deeply about here at Pat O'Brien & Associates. But there is always an exception to the rule. One of my more interesting clients had been looking for his next Lake Charlevoix home for years and we got to know each other quite well over the phone. It came time for him to sell his cottage and I had the perfect buyer for the cottage. We were able to put the deal together and get it sold without us ever shaking hands. Being without his up north escape was not sitting well with him and his family so we started looking again. Over the phone of course. The perfect cottage came available one afternoon and he and his family were up north for that weekend. I was unfortunately out of town taking advantage of one of our great natural resources here in Michigan - Steelhead fishing. My client really wanted to get in and take a look. I was able to set up the showing and we did get the deal together. We finally did meet face-to-face but there was part of us that wanted to keep the story alive. Definitely an unusual way of doing things but one must be flexible on the needs of those we help. **JP GERSTER**

BOYNE CITY

WALLOON WONDERFUL



A STONE'S THROW AWAY FROM THE BEAUTIFUL WALLOON LAKE sits a lovely 2-bedroom, 2 bath home. Just a few steps out of the front door is the recently remodeled bonus guest house with beautiful hardwood floors, two bedrooms, two bathrooms, and a kitchen. This charmer has a main floor master with enough room to cozy up in the corner before bed. The spacious living room boasts a stone fireplace and door walls looking into the serene forest. Cathedral ceilings with additional windows allow for natural light to flow in. The kitchen has plentiful cupboard space and a breakfast nook or opt for lunch out on the deck. 458501 \$374,500



BOYNE CITY

IDEALLY LOCATED

THIS CHARMING HOME FEATURES THREE BEDROOMS, and 1.5 bathrooms, two living spaces, first floor laundry, three season porch, and separate mud/entry room. The recently updated guest house has an additional 745 square feet of living space with a kitchen, living room, bedroom and full bath. There is a spacious yard as well as a fenced in area for the four legged family members. The guest house has generated short-term rental income.

458157 \$249,900



SPACIOUS IN-TOWN FIVE BEDROOM, TWO FULL BATHROOM HOME within a few minutes walking distance to Boyne City's downtown Stroll the Streets area and beautiful Lake Charlevoix. Open kitchen-to-living room floor-plan, nicely remodeled bathrooms, finished lower level, and a raised deck off the front. When all of the foliage is grown, privacy is at its peak.

458070 \$189,900



PEACEFUL EASY FEELING



THIS OPEN CONCEPT SPACIOUS FLOOR PLAN conveys an elegant flare, yet maintains the warmth and true lodge feel of an up-north home. The rolling 40 acres, mixed hardwoods and professional landscaping will be the first things to delight your senses, but the house is sure to please as well. Practical and utilitarian in fact, but Utopian in appeal, with rich interior hardwood oak, granite counter tops, custom cabinetry, soaring stone fireplaces, vaulted ceilings and the list just goes on. Four bedrooms, 3.5 baths all beautifully appointed! Lovely master suite with ample walk-in closet space and heated bathroom floors. This beautiful home is located just 2 miles outside Boyne City and 2 miles to Boyne Mountain fun. Time to experience all the natural beauty with miles of perfect walking-snowshoeing paths. 458585 \$599,000



BOYNE CITY

BLISSFUL BOYNE



BEAUTIFULLY LANDSCAPED GROUNDS SURROUND THIS 3+ BEDROOM HOME ON 10 ACRES ABOUT FIVE MILES OUTSIDE BOYNE CITY. A flagstone staircase and split rail fence lead to a picturesque pond overlooked by a screened gazebo. A wildlife haven, from deer and turkeys to morel mushrooms and trilliums. Recent updates include a new kitchen with a 10 foot island, second floor laundry, new furnace and roof. The master suite is on the main level. An additional living space and dining area are on the second floor with an elevated deck. Possible year-round or vacation home.

458156 \$310,000



CLASSIC THREE BEDROOM, 2.5 BATHROOM HOME IN TOWN BOYNE CITY in amazing condition. Located on a quiet street, you can sit under the covered porch to enjoy a warm summer evening. The back yard is private and welcoming. Main floor master has a walk-in closet and full bathroom, and there is a main floor laundry and additional half bath, central air, and a large kitchen loaded with storage and lots of functional counter space. This home has a full block basement and a single car detached garage.

458425 \$235,000

BOYNE CITY

LOVELY LOCATION

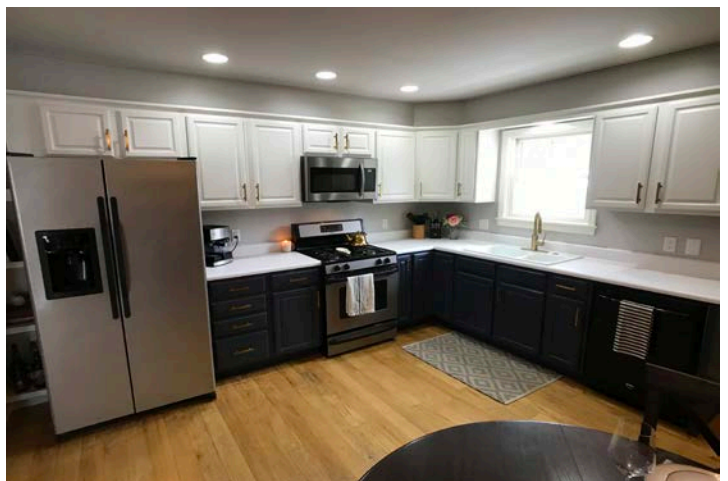


FANTASTIC LOCATION ON THE 700 BLOCK OF S. LAKE STREET in Boyne City proper. Three Bedroom, 1.5 bath home within blocks of downtown and the public beach. Large yard with newer privacy fence is great for the kids or pets to roam safely. There is also alley access to the backyard and this lot is well suited for a garage or outbuilding. Excellent potential for weekend getaway and or certainly a perfect family home.. Plenty of room to stretch out on the covered porch in front and covered deck in the back. **458605 \$125,000**



FANTASTIC IN-TOWN HOME LOCATED JUST 2 BLOCKS FROM SCHOOLS. This is a great single story ranch style home featuring 3 bedrooms and 2 full baths with a one car attached garage. Lots of opportunity for the savvy buyer here. Vinyl siding, a metal roof and a city lot with privacy fence make this an easy maintenance property. Just a few blocks from schools, downtown shops & restaurants and just 5 miles to Boyne Mountain Resort. With many fresh updates and upgrades this well insulated, energy efficient home will not last long. Bonus - this home offers a full, unfinished basement for you to grow into as needed!

458107 \$187,500



CHARLEVOIX

BLUE BEAUTY



THIS SPACIOUS HOME IS CENTRALLY LOCATED BETWEEN CHARLEVOIX, BOYNE CITY & PETOSKEY. Home has heated hardwood floors throughout, central vacuum, cathedral ceilings, large bright kitchen, main floor master suite. Two large bedrooms with attached en-suites and the office with a loft are located on the second floor. Full walkout lower level is ready to be finished. All on 10.5 acres with an open level area, cedar forest, and country views.

458045 \$294,900



LOCATED JUST OUT OF CITY LIMITS IN THE OLD COTTAGE NEIGHBORHOOD OF PINE POINT, a blend of year-round homes, cottages, and seasonal residences, with limited traffic and proximity to the beach two blocks away. Large corner lot with much privacy and room for yard games and cookout. 30' x 32' garage and a full basement with some improvements.

456061 \$198,000

CHARLEVOIX

CHARLEVOIX HISTORIC



WELCOME TO THIS TOTALLY RENOVATED CHARLEVOIX HOME. This home offers classic Victorian style with a huge open front porch, an extensive 1991 renovation and the perfect downtown location. Four bedrooms plus a large sleeping loft. The home comes fully furnished including select antiques and collectibles from various eras. The oversized lot offers additional privacy and a four car garage for all the toys.

457429 \$549,000

CHARLEVOIX

COTTAGE QUAIN

JUST IN TIME FOR SUMMER AND QUICK OCCUPANCY! A superb 3 bedroom 1.5 bath home in popular Pine Point Association. You get a Lake Charlevoix view with this one and a Hayes Twp. sandy public beach is just around the corner. Cook out and entertain while taking in the view on the monstrous 42' x 15' deck. Smell the wood burning in the featured stone fireplace while it warms you when outside is frightful. This well-maintained home will bring many years of enjoyment and respite while being only minutes away from downtown Charlevoix. 458564 \$197,500



BRIGHT OPEN FLOOR PLAN WITH THIS COUNTRY HOME IN PRIVATE SETTING surrounded by hundreds of acres of state land and miles of sand Lake Michigan frontage & access. Interior features solid 6 panel wood doors, cathedral ceiling with cove molding, large master suite, heated garage, plus a 18 x 24 separate garage workshop.

456859 \$279,000

CHARLEVOIX

TRANQUIL TREASURE



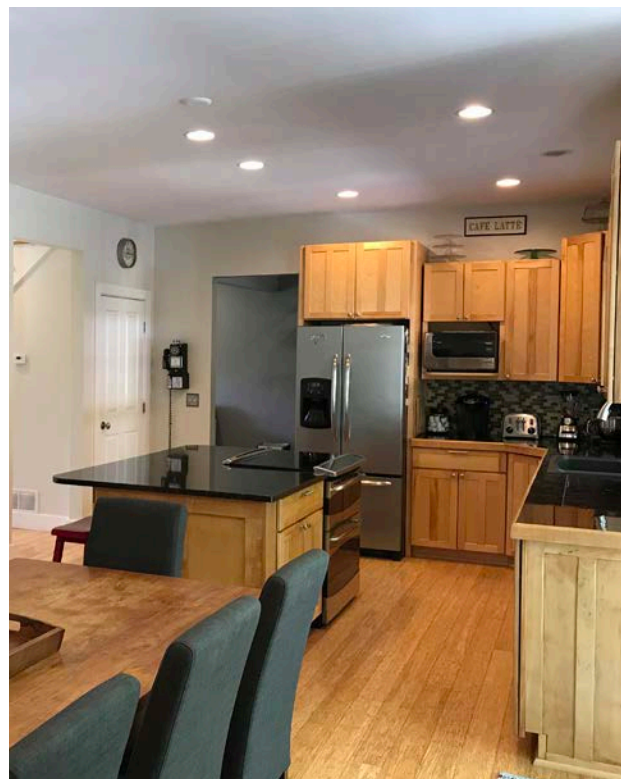
WONDERFUL THREE BEDROOM, 2.5 BATH HOME IN A QUIET NEIGHBORHOOD. Ground floor master bedroom, walk-in closet and laundry, 2-car garage, and composite deck for outdoor living. Lawn mowing, snowplowing and trash pickup included in this maintenance-free association. City of Charlevoix utilities, but located in Charlevoix Township with lower taxes.

457723 \$204,900



EXCEPTIONAL SIX BEDROOM CHARLEVOIX NORTH SIDE HOME situated near recreational facilities, bike path and sandy beaches. The interior features ceramic baths, large living areas, laundry on each level and an unparalleled master suite with adjoining walk-in closet with laundry and dramatic glass and tiled bathroom. The exterior offers a large front porch, plus a private backyard with patios and a relaxing hot tub. The pictures only begin to tell the story.

455781 \$349,000





CHARLEVOIX

CHICAGO CLUB



A LOVELY 3 BEDROOM HOME LOCATED IN ONE OF THE MORE DESIRABLE AND HISTORIC NEIGHBORHOODS IN CHARLEVOIX. Find yourself surrounded by the charm of the Chicago Club and the timeless beauty of the old railroad station that is the center piece of Depot Beach. Built in 1969 and in its original state, this home has so much potential to become spectacular. As we like to say, this home has “good bones.” Steps away from the Centennial City golf course, tennis and pickle courts, enjoy a pleasant stroll into town under a canopy of ancient oaks. **457536 \$399,000**

There once was a realtor named Mark that had a beautiful home on Lake Charlevoix for sale. When a buyer came forward, during the negotiation, the buyer and seller dug their heels in on what they were willing to pay or sell for and the conversation stalled - neither side would budge. I recognized that the seller owned an old Ferrari and a military size Humvee. The seller really had no need for the vehicles so I suggested to the seller that he include them in the sale of the property and that would help raise the value of the sale. The buyer was game to increase his offer slightly above the market value of the vehicles combined and the deal was completed.

MARK SNYDER



THREE BEDROOM, TWO BATH HOME IN CHARLEVOIX HAS NEARLY 2,000 SQUARE FEET OF LIVING SPACE. There is a lower level family room, laundry and bath, and a guest house or rental on a beautiful downtown street.

456447 \$259,900

WHIPPOORWILL WONDERFUL

YOU WILL LOVE THE LAYOUT OF THIS CLASSY, 3 BEDROOM, 2 BATH HOME, WITH MAIN FLOOR BEDROOMS AND LIVING SPACE. This home is move-in ready with all the upgrades - granite countertops, stainless appliances, ensuite with jacuzzi tub, shower, and huge walk-in closet. This home has been meticulously maintained and has excellent curb appeal. Bonus room over the 2 car garage for 4th bedroom, office, exercise, or playroom. Stroll down Whippoorwill Lane to Shanahan's recreation park after enjoying a grilled meal on the deck. This home is well located on Charlevoix's north side, just a few miles from town. Desirable, quiet neighborhood, near biking trails and the community pool.

458700 \$269,900



Several years ago a friend and client pulled in to see me in the office. He rode his Kawasaki Vulcan 1500 in that day that's all tricked out with bags, bars, windshield, and tassels (yep, that kind) - you get the picture. After our brief meeting (I had an appointment about 40 minutes away that I had to attend), he left the office but returned abruptly. "My motorcycle won't start," he said. I read the Zen of Motorcycle Maintenance, but that didn't qualify me in any way to help except to ask, "got gas in it?" If anyone knows anything about a Kawasaki Vulcan 1500, they know it's big—really big. With gear and fuel it weighs over 900 lbs! Oh, and did I mention my client is also big? At least 6'3" (He'll tell you 6' 4") and well...big! "Can you push me over to the Co-op?" he asked, "I can put it in the garage and see if I can get started." "Uh, you AND the bike!?" I exclaimed. Long story longer, I pushed him one Boyne City block to the Co-op--harkening back to my high school football days pushing the blocking sled. Ahhhh the memories...**BRETT BINKLEY**



CHARLEVOIX

COUNTRY CLASSIC

COUNTRYSIDE SERENITY, SWEEPING VIEWS FROM TRELLISED, LANDSCAPED BACK DECK. Open ranch style floor plan with generous natural light complementing the clean interior lines. Breakfast nook and dining area. Over-sized garage with convenient work bench area and plenty of room for storage. Paved drive.

458182 \$267,200



My rabbit story. I had a customer that was getting a USDA loan and when the appraiser went out to do the appraisal he discovered a pole barn full of rabbit cages. He then notified the lender that this may not qualify for this type of loan since it may be a farming operation. The lender immediately took it upon herself to go to the property and completely dismantled all of the cages. She then notified the appraiser to go back out to do the appraisal and as luck would have it to closing we shall go. **JERRY PEASE**



THIS 3 BEDROOM 2 BATH HOME IS IN A GREAT LOCATION BETWEEN CHARLEVOIX AND IRONTON. It's great opportunity to update a home exactly how you like it. This home has tons of potential.

458084 \$139,900



EASY LIVING



LIVING IS PEACEFUL AND EASY IN THIS IMPRESSIVE, BEAUTIFUL HOME SITUATED ON A ONE-ACRE LOT ON THE NORTH SIDE OF CHARLEVOIX. The open floor plan has four bedrooms, a study, two and a half bathrooms, and a gourmet style kitchen which flows into the dining room and large outside patio. The master bedroom, complete with walk in closet and ensuite, ensures privacy and tranquility. This custom home by architect Mark Buday was designed around maximizing the natural sunlight's effect inside. A large landscaped yard with a fenced in raised garden and compost area make enjoying the outdoors relaxing for all.

\$432,000



I had a client call me about a property that was a For Sale by Owner. I called the owner and explained that I had a client interested in the property. After some negotiations on the commission I would receive, they agreed to allow me to show my buyers their home. It was a beautiful home on Lake Michigan. To our surprise when we arrived the sellers had staged the home beautifully and even left freshly made cookies on the kitchen counter. I thought to myself what a nice touch. As we viewed the home the kid's helped themselves to the cookies.

The next day I got a call from the seller. She was irate that we ate the cookies that she had made for her church picnic the next day. Oh boy!!!

I apologized and promised her I would bake some cookies and drop them off ASAP. I did exactly that and we became friends. In a couple weeks, I got a phone call from her and she asked me if I would be interested in listing her home. Moral of the story don't assume the treats left behind are intended for the perspective buyers consumption. **STEVE GOOD**

LOEB CREEK ESTATES

THIS 4 BEDROOM HOME IS NESTLED IN THE LOEB CREEK ESTATES with frontage on a large lot and a view of nearby historic Castle Farms Charlevoix. Get ready for summer entertaining in your new home with a nice front porch, ceramic tiles foyer, an open floor plan, new carpeting throughout and a beautiful great room with a vaulted ceiling sweeping to an expansive island kitchen with oak cabinets. Amenities abound including a master bedroom with private bath and a large walk-in closet. Your new home beckons you!

458725 \$239,999



SUMMER PEOPLE ENJOYED THIS QUIET COTTAGE neighborhood for decades, mere steps away from the public waterfront. Still has the feel of Old Charlevoix. Well maintained and ready to enjoy. Fireplace, granite counter tops, wood floors and oversized garage. This is a great alternative to a condominium and would be a wonderful year-round residence. 458304 \$249,500



CHARLEVOIX

GOLDEN HOME



EXQUISITE 3 PLUS BEDROOM HOME LOCATED IN THE PRESTIGIOUS COMMUNITY OF GOLDEN EYE FARMS JUST MINUTES FROM DOWNTOWN CHARLEVOIX. The first impression walking in the front door viewing the surrounding woods out the 20' high wall of glass immerses you into the natural outdoor surroundings. With over 3,700 square feet of exceptional quality construction situated on 16 countryside acres, peace and serenity doesn't get any better. Nowland Lake is just across the lane offering boating, fishing and wildlife opportunities for family and guests. Truly a value at this price.

\$449,000



PETOSKEY

HILLTOP HOME



AMAZING OPPORTUNITY TO OWN THIS TURN-OF-THE-CENTURY HOME NEAR DOWNTOWN PETOSKEY. Enjoy views of Little Traverse Bay from the deck and backyard which adjoins Washington Park. Located less than a quarter mile from North Central Michigan College and a half mile from Bear River access. The home is currently being operated as Hilltop Daycare with a three bedroom apartment in the upper two floors. Fantastic renovation or commercial potential.

457529 \$285,000



PETOSKEY

PERFECT PRIVACY

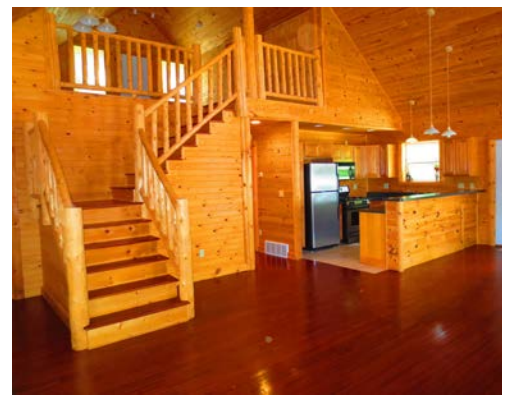


A RARE OPPORTUNITY TO OWN A HOME ON 5 ACRES AT THE EDGE OF TOWN. The 3 bedroom home with 2 1/2 baths includes a full walkout basement that features a family room area with a pool table, a workout room, and a craft room. Upstairs features a new kitchen crafted and built by Andre Poineau. A beautiful large deck off the dining area is the ideal spot to watch the sun dip down. A great feature is the chipping golf range with stadium lights, just in case you wake up in the middle of the night and have to perfect that swing. Outside is a woman's dream with her own personal "she-shed" and a man's dream 40' x 50' heated pole barn that includes a recreation room, pool table and a half bath. It's surprising how private this is being this close to downtown.

458477 \$429,000



ELK COUNTRY



Lovely 3 bedroom, 2 bath home located in the heart of Elk Country. Home was built in 2005 and is in great shape! Knotty Pine interior gives that up north feel. Home features an open floor plan, gas fireplace and gorgeous wood floors. The surrounding area is known for the abundance of wildlife, rivers and lakes. Whether you are a sportsman or an avid nature lover this location is ideal.

458819 \$154,900

I have always had mixed emotions about keys. They are of course necessary to drive, keep ourselves and our possessions safe, in short important in daily life. There is just one problem, which my family can attest to, I can never find mine! People say they wish they could have the time back they waste on social media or by sleeping longer than 5 hours a night. I just want to reclaim the time I have spent looking for my keys. Since working at Pat O'Brien & Associate I have had real estate related mishaps with keys. I drove 10 miles out of town to open a house for a showing for another realtor, only to get called to say he found it still locked when he arrived. Did you know electronic dead bolts lock by themselves? I didn't. The first time I showed a condo to someone I dropped the key somewhere inside and it could not be found - embarrassing. I am not the only one that has a problem with keys. A couple bought a house in town that was listed by one of our agents. Some months after they got settled in they were locked out of their own house by an over-zealous labradoodle they were watching for their kids. No keys, wallets or phones. They good naturedly walked to the office to see if we still had a key. Unfortunately not, but they did use our phone to call a locksmith. One day I will heed my Mother's advice to always put them in the same place in my purse. What a time saving concept!

KATHY ANDERSON



SOUTH ARM SPLENDOR



LOCATED ON THE SOUTH ARM OF LAKE CHARLEVOIX, THIS HOME IS IN GREAT SHAPE AND READY TO BE MOVED INTO. Home features updated kitchen and dining room area. The living room is centered around a stone fireplace with large expansive windows overlooking the South Arm. Home has three levels, a two car garage, fenced in yard and low maintenance easy living.

455751 \$449,900



My most memorable experience in real estate was purchasing my own home last spring. I have bought and sold many homes in the past, but this year I was able to walk through all of the steps in the process with my children. They were able to see all that is involved in a real estate transaction from looking at different homes and trying to figure out which would be a good fit for us, to the paperwork, negotiations, inspection, closing and remodeling. It was sometimes hard for them to see the potential in a home that wasn't up to date, as much as I tried to "paint the picture." It was fun to see some of the strange aspects of the homes that they liked and reasons that they wanted a certain home-like the color of the bedspread! We went through the emotional process of purchasing a home together, the waiting to see if our offer was accepted, the disappointment when it wasn't and we had to walk away. They were quite curious about the process and asked many questions along the way. In the end, we found a wonderful house that worked well for us that we made into a home. I'm so glad that I am able to experience everything my customers do and can understand what a life event this can be for everyone.

KARLEE BARNARD

EAST JORDAN

JORDAN VALLEY LOVELY

BEAUTIFUL ACREAGE, ROLLING HILLS, OPEN PASTURES IN PEACEFUL PRIVATE SETTING overlooking Jordan Valley, snowmobile trails and river access close by. Log construction home with covered porches, workshop, fireplace and walkout lower level. Detached garage with possibilities of bunkhouse on upper story. Pole barn/stables for horses toys and tools. A rare opportunity to acquire a postcard property.

458941 \$379,000



This neck of Northern Michigan brings people up for many reasons. Some come to enjoy the abundant snow at Boyne Mountain, Nubs Nob and Boyne Highlands. Other come to play on the crystal clear waters of Lake Charlevoix, Walloon Lake, Lake Michigan and many other surrounding inland lakes. And, many come up for events; wedding, reunions, tournaments, biking and triathlon races and rides, etc. We have made friends of many of our guests, over the years, and are happy to have them return year after year. These friends came to Boyne Mountain to ski with their families when they were young and now return as young adults with children of their own. It's a joy to welcome them, just like welcoming family and good friends that you haven't seen in awhile. They are now passing their enjoyment and fun of this area onto the the next generation. **NANCY SIMON**

MINUTES FROM TOWN



THREE-BEDROOM HOME ON FOUR ACRES HAS HUGE APPEAL, WITH AN IMPRESSIVE BRICK CHIMNEY IN THE LIVING ROOM AND A COZY WOOD-BURNING STOVE. There are wood floors and post and beam style ceiling finish, with a large loft area for additional living space. The kitchen has lots of storage and a cooking island. There is a full, unfinished walkout lower level, a large deck for entertaining, a pole barn has concrete floors, power, heat and unlimited potential for the creative buyer.

455468 \$155,000



I had worked with a couple for several years as clients and showed them several listings. I listed their home in Charlevoix and sold them a place on the lake. They recommended their son and daughter to me. We got to know each other and I discovered she runs in the Olympics and Marathon races all over the world and he does Ironman competitions. I have

followed her activities around the world as she normally places in the top 10. In 2017, she won the New York Marathon! **DON TOFFOLO**



3 BEDROOM 2 BATH RANCH ON 10 ACRES. This family friendly home has air conditioning, wood floors, newly painted back deck, finished basement, master suite with double sinks, swing set, and a large two and a half car garage. Close to snowmobile trails, Springbook Golf Course, and Walloon Village. Good deer hunting on the 10 acres and you are just minutes from 25,000 acres of state land. The home is on a seasonal road that is plowed during the winter. This is country living in style.

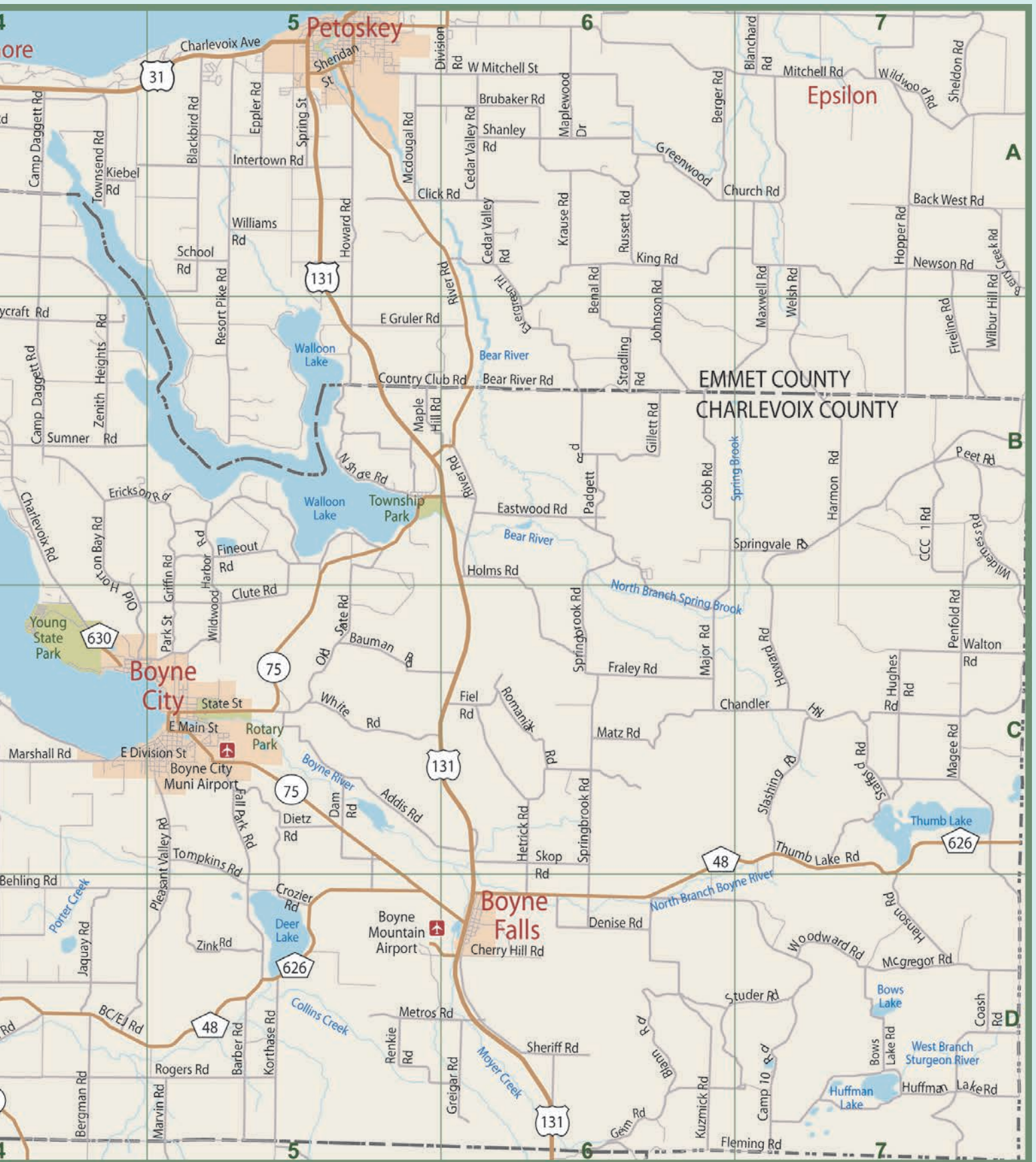
458770 \$185,000



LAKE CHARLEVOIX



WALLOON LAKE



BOYNE FALLS
Boyne Mountain

RESORT LIFESTYLE

MOUNTAIN GRAND LODGE



Imagine the family fun and memories that await you in the Mountain Grand Lodge at Boyne Mountain for a fraction of the price! This fully furnished Innsbruck Suite is well appointed with a flat screen TV and has 2 full baths. Endless opportunities to share memories with family and friends! Rental management program available!

1/4 OWNERSHIP

457242 \$56,900

458093 \$55,000

SUITE LAYOUT

Innsbruck Suite

Innsbruck Suite

FULL OWNERSHIP

458404 \$119,900

458519 \$189,900

458518 \$289,900

SUITE LAYOUT

Cortina Suite

Innsbruck Suite

Zermatt Suite

DISCIPLES



Build your dream home and enjoy all the resorts amenities that Boyne Mountain has to offer, such as golf, skiing, waterpark, biking, zipline, Hiking trails, Solace Spa, Deer Lake Beach Club and more.

458328 \$469,900 4 Bedroom 4 Bathroom

CREEKSIDE



Creekside ownership is a great way to begin living the Boyne Resort lifestyle. Enjoy spacious floor plans, wood burning fireplaces and hot tubs on the deck. Located near Deer Lake and the Alpine/Monument golf pro shop, and adjacent to the Alpine chairlift.

458757 \$249,900 2 Bedroom 2 Bathroom

BOYNE FALLS

Boyne Mountain



MOUNTAIN CABINS

The Mountain Cabins at Boyne Mountain are beautifully built with cedar logs in a fantastic location. Ski in and out making for complete convenience in the coziest of northern Michigan's cabins.

458405	\$99,900	3 Bedroom Quarter
458356	\$125,900	4 Bedroom Quarter
458465	\$435,000	4 Bedroom
458472	\$435,000	4 Bedroom (To be built)

Northern Michigan winters can be challenging to say the least. After 2' of fresh snow had fallen my client really wanted to see a new listing no matter what the conditions. I took the first attempt to speed up the steep driveway. No Luck! I was in the snow bank. After freeing up my SUV, my client decided that he would give it a shot in his 4 x 4 F150. Same result. We gave in and did what few northern Michiganders admit to doing. We called a tow truck. When the truck got us unstuck, we still walked up the slippery slope to view the property. We Northern Michigan folks are cut from a different cloth, but there is no stopping us from our search!

JIM EVANS



THE RESERVE



BOYNE MOUNTAIN HOME SITES

From ski-in/ski-out home-sites in the gated community of the Edelweiss Club, to golf and water view sites throughout the meadows and forests of The Reserve and Mountain Club; Boyne Mountain offers multiple opportunities for residents to build a custom home of their dreams while enjoying the unique pleasures of the Boyne Resort Lifestyle.

THE RESERVE

458408	\$35,000	Open meadow looking across Alpine 12 & 13
458429	\$40,000	Wooded hillside overlooking KITZ Cabin
458847	\$50,000	Open meadow across from private open space
458873	\$50,000	Forested home-site in private cul-de-sac
458947	\$69,900	Almost 2 acres overlooking the 4th hole of the Alpine
458848	\$75,000	Incredible westerly views of Deer Lake and multiple golf holes
458407	\$79,900	Beathtaking, south facing valley views
458653	\$109,900	Beathtaking, south facing valley views

EDELWEISS CLUB

456224	\$99,000	Ski-In/Ski-Out home-site along Hilda's Hideaway
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MOUNTAIN CLUB

458406	\$39,500	Beautiful wooded home-site near Deer Lake
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BOYNE FALLS
Mountain Grand Lodge

BOYNE MOUNTAIN RESORT



THIS FULL SALZBURG SUITE FEATURES FOUR BEDROOMS, THREE FULL BATHROOMS AND A FULL KITCHEN IN OVER 1,700 SQUARE FEET OF LIVING SPACE; all within Boyne Mountain's Grand Lodge. Located on the slope-side you can enjoy the best views in the Grand Lodge, overlooking the Mountain Village and ski slopes where you can see all the activities including multiple firework shows. Offering sleeping for 12, this condo is perfect for the entire family!

458845 \$345,000



BOYNE FALLS
Mountain Grand Lodge

BOYNE MOUNTAIN RESORT



THIS "SPECIALTY SUITE" HAS THE BIGGEST BADDEST SLOPE SIDE VIEW IN THE ENTIRE LODGE. Massive open concept floor plan with flat screen TV's, electric fireplace, bonus built in shelving with custom made lockers and storage cabinetry. Ski in ski out access offered "turn key" & ready for the family to use! Resort living at its best, indoor waterpark, spa, pool, workout area, salon, shops and of course the best skiing terrain in the Midwest.

455871 \$398,900



BOYNE FALLS
Creekside Condominium

BOYNE MOUNTAIN RESORT

PRIVATE LOCATION IN CREEKSIDE MEANS SKI-IN/ SKI-OUT LIVING! Rustic square logs with chinking and stone accents combined with a warm & cozy decor inside! This condo's condition speaks for itself. Enjoy the cozy fireplace and your private hot tub on the deck! Tons of elbow room in this new 1,256 square foot two-bedroom slope side retreat! Bring the kids... time for the fun to begin! Offered completely furnished and ready for your family.

458757 \$249,900



HEADLINE



HARBORAGE POINT

ON THE SOUTH ARM OF LAKE CHARLEVOIX, THIS STRIKING SECOND FLOOR WATERFRONT UNIT PROVIDES PANORAMIC VIEWS FROM YOUR PRIVATE PATIO AND 630' OF SANDY BEACH. A shared dock with private slip rounds out the lakeside package. This year-round two bedroom, two bath condominium is in excellent condition and comes furnished. Spacious open floor plan living, dining, and kitchen means there's a water view from most rooms.

455547 \$224,900

I sold the sweetest young couple their first home just after they were married. In the last year, they decided to re-sell their house and move onto their next chapter. I was fortunate to be their agent again. We found the perfect buyer and closed just days before their 4th child was born. It's been a wonderful experience watching them grow as a family. I'm excited to see what the future has in store.

MARTHA MISHLER



I sold a couple's house in Charlevoix because they had moved to Elk Rapids. Once the paperwork was all done, we sat in the swan to sign the closing documents. It was great!

JOSEPH VOGELHEIM



about the call and insisted I do just that. It turned out to be one of the very best days. The excitement of being able to meet my clients needs all the while knowing my family supported my passion - the day ended with ice cream! There is so much behind the scenes in real estate that buyers and sellers never get to see...how many cookies are baked for an open house.... What makes an incredible realtor is often the family behind him that drives him to succeed. **SAM BOWMAN**

I have often heard the statement "a family that plays together, stays together." Early on in my real state career our family modified that to "a family that works together, stays together." The particular day we came up with that nugget of truth we were heading off as a family for a little adventure. I received a call shortly after we got on the road from a client who wanted to see a home but only could at this exact same time. As a new realtor my wife and boys were so excited

RESIDENTIAL CONDOS

LUXURY, SOLITUDE, CONVENIENCE, STUNNING LAKE CHARLEVOIX VIEWS FROM EAST TO WEST, sunrise to sunset and on Wednesdays! Enjoy the classic CYC sail boat races. Pine Lake Condominiums are a complete Up North experience. This hard to find three bedroom unit recently updated inside and out with individual garage for toys and/or small workshop. Just minutes from the cool downtown of Charlevoix the Beautiful, charm & historic resort enjoyment awaits you with tucked away shops and a variety of fine dining options inclusive of food trucks. Condominium has amenities of swimming pool, tennis courts and 40 acres of natural preserve.

457444 \$549,000

PINE LAKE CLUB



LACROFT



PREMIER TOP FLOOR LOCATION FOR THIS TWO-BEDROOM UNIT AT LACROFT. Great location close to downtown and amenities such as outdoor pool, lounge and meeting area, exercise area and sandy beach out the front door.

452094 \$319,000



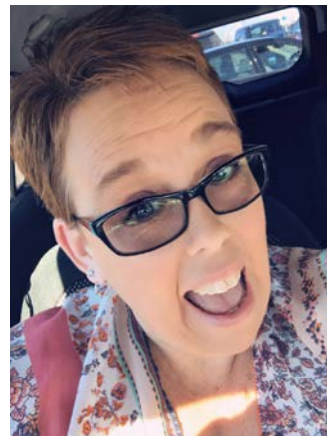
RESIDENTIAL CONDOS



BEAUTIFULLY RENOVATED CONDO AT THE HIGHLY SOUGHT-AFTER HARBORAGE IN BOYNE CITY. Brand new flooring and countertops match the timeless décor. The living room has a gorgeous stone fireplace as the focal point when you're not gazing at the lovely Lake Charlevoix. A secret desk was strategically added for the fortunate work-from-homers. The lower level boasts three bedrooms - one en suite with a walkout - as well as a spacious living area with a door that'll lead you from the green grass to the sandy beach. Moments from downtown, this is the condo you've been looking for. **\$615,000**



I've worked in Real Estate as an assistant since late 1999, you know back when carbonless copy paper was just going out of style and thermal fax paper was still around. The days of sending a purchase agreement numerous times via fax machine for signatures until almost illegible are OVER! My how technology has changed this business! I've been fortunate to work with some of the best in the business and have had the opportunity to meet a lot of great clients and their pets! Not one particular story sticks out in my mind, but as you can imagine I have many! Looking forward to future of Real Estate and the many changes ahead for the business as a whole! **STACY WICKER**



The wildest thing happened on a home showing tour. After we viewed the inside of the home, we walked out the back door, into the yard, and onto a trail leading through the maple trees. The teen daughter then yelled to her mom, and as we turned around she was pointing at a baby squirrel about ten feet behind us. So we raced off to examine the woods. But when we returned, this furry little guy was waiting for us! I knelt down, put out my hands. Amazingly, he walked close and jumped into my hands. Then he became content to crawl up and down my arm. So I stood up, and my good-natured clients took my phone to snap this shot! Animals love me! When we tried to leave, the poor little fella was bounding after me. I must have looked like momma. But my clients had a showing they'll never forget! **JAMIE WOODALL**

RESIDENTIAL CONDOS

DUNES DELIGHTFUL

LOVELY AND SPACIOUS CONDOMINIUM ON LAKE MICHIGAN IN CHARLEVOIX THE BEAUTIFUL. This 4 bedroom, 3 bath unit faces west looking out onto the lake for the most brilliant sunsets one could ever expect to experience. The interior is warm and inviting, providing the base for a northern Michigan lifestyle. With the charm of downtown Charlevoix just down the street with shops, restaurants, the city marina, golf course and the movie theater. What have we missed ? Oh, yes, enjoy the association pool, spa and exercise areas. We think that covers it quite well, don't you? Come take a look, you won't be disappointed. 458662 \$399,000



BEAUTIFULLY RENOVATED DUNES CONDOMINIUM ON THE SANDY SHORES OF LAKE MICHIGAN. Enjoy dramatic water and sunset views off the large, private lakeside deck. Amenities include fireplace, year-round indoor swimming pool with jacuzzi, exercise room and large lakeside lounge area. After significant recent improvements to the building, it is in exceptional condition. All this within a short walk to downtown shops, restaurants and marina. Unit comes completely furnished ready for immediate enjoyment. 450789 \$299,000

RESIDENTIAL CONDOS

HEMINGWAY POINTE



TWO-BEDROOM GROUND UNIT AT HEMINGWAY POINTE WITH OPEN FLOOR PLAN AND GREAT VIEWS OF THE MARINA.

Unit features central air, gas fireplace, and great views. Amenities include professional tennis courts, refreshing swimming pool, numerous trails for hiking, snowshoeing, and cross country skiing, 100 acre nature preserve, nearly one mile of boardwalk along the 4,000 feet of water's edge, and full time maintenance staff on-site.

456479 \$319,900



I met with a client to who had a dream to own a large tract of land to start a farm and raise her family. She had a limited budget and it was a challenge to find the home and land that would work for her their family. I found a property that consisted of 150 acres in a perfect location. One problem - it was \$100,000 over budget. How can we make this work? I then reached out to another long time client of mine that purchases timber properties and works with a forest management plan to put his properties in land trust. I talked with him about the property. He was in! We wrote two offers contingent upon the successful closing of each, splitting the property into two parcels, a 90 acre parcel of timber property and a 60 acre parcel with the house and barns. All three clients, including the sellers, walked away very happy! I had found a property that fit the needs of two of my clients and the sellers where able to sell their home for the best price. This is just one of many real estate experiences that I feel blessed to be part of.

CHRISTINA ROBERTS

RESIDENTIAL CONDOS
Sommerset Pointe Villas



ON A GENTLE PROMONTORY OF LAKE CHARLEVOIX'S SOUTH SHORE, LIES SOMMERSET POINTE LAKE CHARLEVOIX, an intimate and exclusive waterfront destination in Northern Michigan. Sommerset Pointe's spectacular setting blends an authentic maritime atmosphere with all of the contemporary amenities that you have come to expect. Located just west of Boyne City, its convenient location is ideal for a weekend getaway, with small town events only minutes away. Sommerset Pointe is the premier Yacht Club on Lake Charlevoix, where everyone is welcome and every day is another perfect day on the water... even if you never leave your dock.



RESIDENTIAL CONDOS

Sommerset Pointe Villas

NOW UNDER CONSTRUCTION!



FANTASTIC NEW FLOORPLAN ON THIS SOMMERSET POINTE VILLA ON LAKE CHARLEVOIX! This unit is to be built. Offering a spacious 4100 sq. ft. 4 bedroom, 4 bath lake lifestyle with elevated views across Lake Charlevoix and Marina from this charming upper unit. Watch the fireworks from your spacious deck. The window wall makes the living area as changeable as the season, and the modern floor plan creates a delightful living / entertaining space. Enjoy the 400 square foot spacious deck. Opening the window wall allows the deck area to flow into an additional living / entertaining space. The purchaser is able to select all interior finishes. Amenities include a marina, old-fashioned grocery, wellness center, clubhouse with pool and restaurant.

456619 \$995,000



SPACIOUS TO-BE-BUILT THREE BEDROOM, TWO BATH UPPER UNIT SOMMERSET POINTE VILLA WITH ELEVATED VIEWS ACROSS LAKE CHARLEVOIX AND THE MARINA. The window wall makes the living area as changeable as the season, and the modern floor plan creates a delightful living/entertaining space. The purchaser is able to select some interior finishes. Amenities include a marina, wellness center, clubhouse with pool and restaurant.

456625 \$650,000

RESIDENTIAL CONDOS
Somerset Pointe Villas



FANTASTIC SOMMERSET POINTE VILLA ON LAKE CHARLEVOIX offers the perfect combo of active lifestyles with lakefront Zen. This beautifully designed three bedroom, two bath villa has long lake views and is thoughtfully arranged for both daily life and entertaining. Modern floor plan has long sight lines which provide an easy, open-air lifestyle and walkout access to Somerset's other amenities - clubhouse, wellness center, marina and beach. Near town, so you can enjoy vibrant Boyne City. 453404 \$699,000

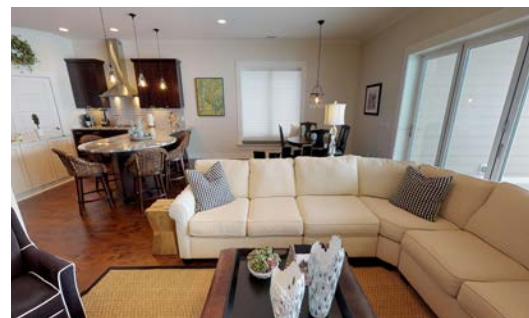


RESIDENTIAL CONDOS
Sommerset Pointe Villas



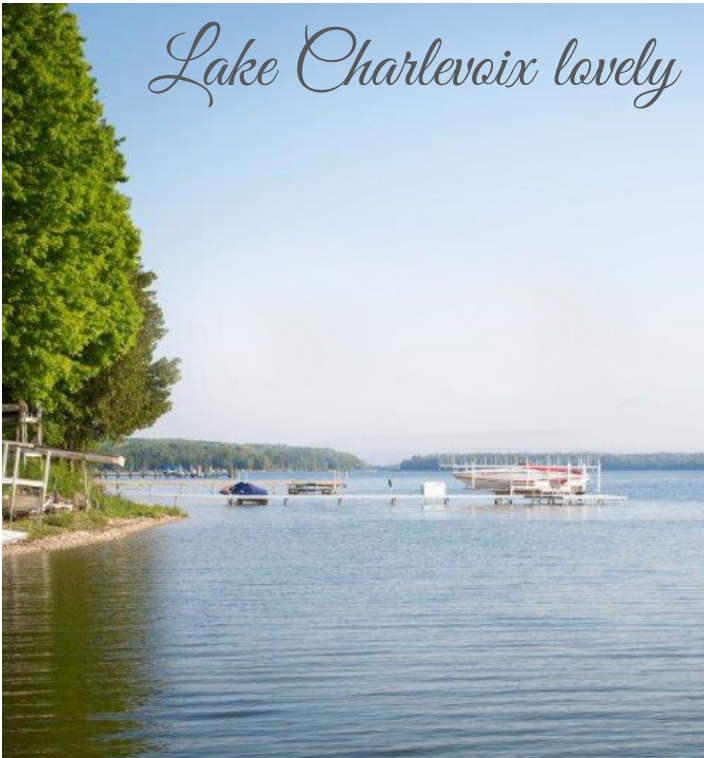
STUNNING SOMMERSET
POINTE VILLA: A
LAKE CHARLEVOIX
NEIGHBORHOOD, A
LIFESTYLE. This beautifully
designed, three bedroom, two bath
villa has long lake views, is built
with attention to detail and has
tons of fantastic upgrades. Granite,
stainless, massive screened-in
lakeside patio, reclaimed wood
finished fireplace, 2 car garage... The
list goes on and on. This exceptional
unit is like new. Easy access to
Sommerset's other amenities -
clubhouse, wellness center, marina,
beach and more.

458454 \$699,000



VACANT LOTS

WONDERFUL FRONTAGE



Lake Charlevoix lovely

Great opportunity to own a beautiful wooded lot with sandy frontage on the South Arm of Lake Charlevoix. This lot has 143' of frontage and over two acres of land in an area of nicer homes. Westerly facing for incredible sunsets over water's edge. Privacy is assured with a wonderful mix of trees - hardwoods, pine, and cedar. The blacktop road leads right to this untouched lot.

457982 \$550,000



South Arm Spectacular

Beautiful views down the South Arm of Lake Charlevoix, with 115' of private water frontage in a protected deep water bay. Nicely wooded parcel has a natural building site which looks down the lake toward Holy Island. Sheltered location for harboring a boat, while having access to the Great Lakes via Lake Charlevoix, and from there the world. Close to East Jordan and Boyne City, with seasonal access to Charlevoix by the historic Ironton Ferry.

453681 \$399,000



Walloon Lake Wonderful

A beautiful woodsy lot with 700' Walloon Lake shared access - an affordable way to get on the lake and the perfect place to build your dream home. With access on both Red Pine and Eagle Island roads, this is a sweet little neighborhood development with great proximity to the lake, but lots of privacy, too. And it comes with a boat slip.

458061 \$159,000

VACANT LOTS

SPECTACULAR VIEWS



Fourteen acres with sweeping Lake Charlevoix views - new build or ready to develop, complete with city water and sewer at the entrance. There are three separate parcels to divide adjacent to an established neighborhood of custom homes. Truly fine options - build on this private view acreage, or take advantage of an increasingly rare opportunity to establish a new housing development. Convenient to downtown Boyne City and Lake Charlevoix.

451968 \$349,500



This approved subdivision near Boyne Mt. Resort is “ready to build.” Located on 1,200’ of Deer Creek River frontage. All underground utilities are in place. Combination paved interior roadway & aircraft landing strip. Nine approved building lots on 57 acres. Seven lots are riverfront (Deer Creek). The property fronts on 1/2 mile of County Road. Also, ready for an elaborate maintenance free gated entryway.

458708 \$239,000



This 101’ of Lake Charlevoix frontage will always be the star of the show but your dream house will make the perfect audience for the view. In a neighborhood of beautiful homes, this lot has a building envelope on a rise over the lake. Access the lake by a pretty boardwalk that winds through a shady greenbelt and breaks out onto magnificent shoreline. Bring your builder and your plans and start living the dream.

458352 \$289,000

LOTS TO LOVE



Fabulous affordable lot in Boyne City's newest development, Harborage Heights. Underground utilities that include cable, phone, natural gas, electric and city sewer and water. Snow plowing and lawn care is included - more free time! Nicely located near Lake Charlevoix public access and minutes to downtown.

458533 \$22,000

Vacant double in-town Boyne City lot is a perfect location near downtown, and ready for your new build. City utilities, quiet established neighborhood, close to Avalanche Mountain, great walkability to public beaches, the marina, shopping, dining, and more. They're not making properties like this anymore!

454954 \$29,900

Just outside the Boyne City limits, there is a wonderfully green site condo development - Boyne Cove. The development was laid out in such a way that each parcel has a Lake Charlevoix view. Underground utilities and the convenience to downtown make this a very attractive location for your home. But the lake view will make it your dream home! Surrounded by newer homes.

458695 \$27,900

Located on N. Park Street in Boyne City. Three slow-sloping city lots with available water and sewer. Would make a nice building site, located near Family Fare grocery store and public access sites. A block from Lake Charlevoix and nearby downtown. Good value.

456333 \$14,900 456334 \$4,900

Far away-yet close by in Horton Bay - a desirable location! This 7.6 acre parcel offers some of the best views of Lake Charlevoix available and there are no subdivision/site condo restrictions. The majority of this lot is gently sloping with a wooded portion down below. **456466 \$99,000**

Fantastic neighborhood in Boyne City. Lovely building site within the City limits. Offering City utilities, ample area sidewalks and lighting. Located only blocks from swimming at Tannery Beach on Lake Charlevoix and just minutes to downtown shops, restaurants and schools. Time to build that dream home!

458320 \$38,900

Two lots totaling approximately 1/2 acre, just a few blocks from Lake Charlevoix. This location is near four public beaches and two parks. A perfect site for anyone looking to build in Boyne City.

457752 \$11,000

Fantastic building site with Lake Charlevoix views! Property is located between Sommerset Point Marina and downtown Boyne City. City sewer service is available. Bike, run or stroll to town from this fantastic locale.

458071 \$79,900

A beautiful Boyne City location with panoramic views of Lake Charlevoix in an established neighborhood of lovely homes. This one is just a little over an acre, and elevated for maximum views and building options. Within the city limits, the neighborhood is great for walkability, and convenient to shopping and dining options.

454539 \$139,900

Fabulous affordable lot in Boyne City's newest development. Underground utilities include cable, phone, natural gas, electric and city sewer and water. Snow plowing and lawn care is included in the dues. Conveniently located to Lake Charlevoix. **458213 \$22,000**

BOYNE CITY
Waterfront and Water Access

I LIKE IT A LOT



WATERFRONT

This lot with 100' of Lake Charlevoix frontage is ready with a septic system for a four bedroom home already in place. The parcel has impressive elevated lake views and the possibility for a walk-out home. Enter the property from Lakeshore or an access drive at the back of the property.

451684 \$189,000

Property includes 43.8 acres and 377' of privately owned Deer Lake shoreline, with road frontage on both Deer Lake and Korthase roads - perfect for fishing, kayaking and canoeing. It's almost 100% wooded, a short distance to Boyne Mountain, and just a few miles outside of Boyne.

455109 \$69,900

Exceptional Clevenger lot with 100' of private Lake Charlevoix frontage.

Approximately 1.1 acres and 170' above the water, build here and take advantage of spectacular panoramic views of Lake Charlevoix. Utilities, including gas, electricity, phone and septic field hook-up are installed to the lot. Located on the cul-de-sac and bordered to the east by common area for additional privacy.

458207 \$249,000

WATER ACCESS

Oversized lot with building site options in the Villa de Charlevoix. The lot has an abundance of native trees, and is in a residential neighborhood that shares 600' of sandy frontage on Lake Charlevoix - a perfect way to get on the lake!

455066 \$35,000

SPACE TO GROW



Building site in Meadow Ridge Estates in Charlevoix Township with available water, electric, natural gas, telephone, and cable. Lot 3 is a half acre on a county maintained paved road. **458338 \$22,000**

Stunning views of Lake Michigan near Village of Norwood. 65 acres of common property: woods, meadows, fields, small pond, and fenced outdoor storage area. Underground electric, paved roads, great Norwood Township beach near Sunset Ridge. **454881 \$69,500**

Nice Building lots in an established subdivision. Located just South of the City of Charlevoix and close to Lake Michigan and Lake Charlevoix. Lot is flat and open and ready for your new home. **\$9,900**

View of Lake Michigan, great residential building site condominium near the Village of Norwood. **456847 \$79,900**

Rolling timbered acreage south of Charlevoix is an ideal location for a home - close to town, but in the country - or a hunting lodge. Near Susan Lake, this 30+ acre parcel is about 3/4 wooded, and has some really beautiful building options. **456638 \$99,000**

A view like no other, this lot in the Ridglands is simply gorgeous. Overlooking Lake Charlevoix, enjoy wildlife and the changing seasons. The Ridglands include some common areas, protecting the countryside appeal. Centrally located between Boyne City, Charlevoix, and Petoskey. **451003 \$106,000 458025 \$79,900**

More than 50 acres of wooded, buildable or hunting property close to Charlevoix and Susan Lake. If you are looking for property that's close to town but feels like the deep woods, this is the place. The property borders the Mallard Creek Nature Preserve with its 70 acres of protected land. **456639 \$199,000**

Build your dream home in the woods on this 5-acre parcel near Dunmaglas Golf Course. Halfway between the city of Charlevoix and Boyne City and full of wildlife. **456225 \$39,900**

Lovely lot situated adjacent to the 4th hole at the Charlevoix Country Club. Great location to build your home with all the amenities. High speed internet and municipal utilities are available. **450926 \$32,000**

Foxview Farm Estates is just south of Charlevoix, where the bustle of town gives way to countryside views of Grand Traverse Bay. The association has more than 50 acres of common land, paved road and underground utilities. **455199 \$32,500 455198 \$36,000**

Countryside views & seasonal peeks at Lake Marion. Building site cleared and ready to go. Road put in 2007 but has some small pines there now. **452844 \$28,500**

Desirable lot in a great neighborhood. The township park with soccer fields and baseball field are nearby, along with the Mt. McSaubia recreation area. Downtown Charlevoix near shops and restaurants. **457483 \$24,900**

Nice wooded lot at the Charlevoix Country Club. Paved road with all utilities on site. Prime location. **456637 \$25,000**

Excellent location 500 feet from Lake Charlevoix. Great place to build a pole barn with living quarters above (per zoning). Seasonal views of Lake Charlevoix on a quiet dead end road. Lot will be cleaned up prior to closing. Start building now! **458479 \$39,900**

CHARLEVOIX
Waterfront and Water Access

ROOM TO ROAM



WATERFRONT

Sandy beach and hard bottomed lake bottom that stretches more than 840'. Panoramic views from the Channel into Round Lake to Evergreen Point. Besides the perfect swim beach a private slip to keep your boat. Very generous building site, natural gas, city electric, shared septic. Wonderful opportunity to get lake frontage at a very modest price.

452243 \$248,800

Lake views with waterfront on scenic fishing lake. Four miles to Lake Charlevoix, launch and town. Quiet, park-like setting among new homes; land contract terms. Lot 5 also available.

412642 \$24,900 412643 \$29,900

Diverse 450' of waterfront with almost 8 acres of land with many potential development options on beautiful Harwood Lake. A small creek runs through the property providing character and charm on this peaceful haven.

458828 \$49,500

Spectacular Lake Charlevoix lot in an upscale neighborhood. Association of just 20 share 865' of sandy beachfront! Sandy bottom with shallow shoreline is great a kayak ride, paddleboard or a great view while sitting in your lounge chair. This lot sits up on the bluff with remarkable water views and is great for a lower level walkout!

456136 \$164,900

This 350' of frontage is located in Antrim County just south of Charlevoix in Banks Township in the Atwood area. The parcel consists of 4.29 acres with views of Lake Michigan. It would make a great building site. **457480 \$200,000**

Lake Michigan building site. 65' of prime beach front looking across Little Traverse Bay. Great location between Petoskey, Charlevoix and Boyne City. Paved bike path runs 23 miles connecting Charlevoix to Harbor Springs. **457924 \$149,900**

Serene with many opportunities to view wildlife yet close to town. Wooded lot with 200' of frontage on Adams Lake.

447270 \$49,500

WATER ACCESS

Extraordinary opportunity to enjoy 860' of sandy beach on Lake Charlevoix, shared dock, and panoramic views. This lot has been cleared and improved; not many sites available to build your cottage or home this close to town and still enjoy the feeling of a 20-acre quiet, natural setting with deer, fox, eagles, Pileated woodpeckers and other wildlife to observe and enjoy. Plus, best seats in the house for Wednesday night sailboat races.

447569 \$299,000

865 feet of sandy beach, shared by 20 lots. Panoramic views from channel to Evergreen Point; unique opportunity to enjoy lakefront living at affordable value. Perfect for 'walkout.'

446950 \$149,900

One of the few remaining vacant lots in C & O Club. Lake Charlevoix private shared waterfront, great swim beach with dock privileges. City utilities, short walk to downtown, Depot Beach, city golf course, tennis & pickle ball courts.

458861 \$79,900

LOTS OF OPPORTUNITY



Downtown East Jordan cleared and maintained 2.23 acre site is ready for development. Site is located in the City's newly approved PUD district, which allows for multiples uses and up to four stories. All existing historical site documentation and environmental data is available upon request. Convenient downtown location.

457229 \$199,900

Beautiful 80-acre parcel off N. Advance Road. This acreage is just a few miles outside Boyne City so you can have the best of both worlds: Country living and the amenities of civilization. This size parcel is getting harder and harder to find - especially in such a great location - and it will provide plenty of space, with its gently rolling, open countryside and sunny views from rise to set.

455485 \$275,000

Expansive 10+/-acre parcel available with timber harvest potential in Timber Ridge, located in between the Pleasant Valley and the Jordan Valley, with like properties surrounding.

458294 \$12,900

I've been fortunate enough to have been involved in Real Estate since 1977. Along my journey of Real Estate success, I've realized that this is a very personal job. You truly have to be understanding, have a level of empathy and be compassionate to your clients and their stories. I don't have a particular Real Estate story that sticks out, but not only have some of my clients helped me grow, but some have become an extension of my family. It's at times a very challenging yet rewarding job, but at the end of the day, every closing to me needs to be a "success" story! **GARY ROBERTS**



EAST JORDAN
Waterfront and Water Access

LOTS OF HAPPINESS



WATER ACCESS

Want to have access to Lake Charlevoix?

The shared lake access is 216' with a private boat launch, sand for the kids, grills, picnic tables, and so much more. Close to Boyne City and the Ironton Ferry. Old growth wooded walking trails with abundant wildlife. Two lots available.

458939 \$37,900

456391 \$40,000

Desirable lot within the Charlevoix

Cove Association. Association amenities include paved roads, shared clubhouse with 700' of shared sandy beach on Lake Charlevoix. Potential docking based upon availability.

449455 \$65,000

Great location on South Arm of Lake

Charlevoix. Generous wooded lot has shared access to 700' of sandy beach and a clubhouse. Keep your boat at the dock for convenience.

451019 \$45,900

Vacant lot on the west side of the beautiful South Arm of Lake Charlevoix. This large private lot is located close to the 700' of shared sandy beach frontage and association clubhouse. Boat slips on availability basis. Building site is mostly wooded, in a great location and maintenance-free.

456385 \$69,900

Situated on a quiet paved neighborhood road, this building site is centrally located between East Jordan and Boyne City, and is just a hop, skip and jump away from the historic Ironton Ferry, and summer days in Charlevoix. All this and 216' of shared Lake Charlevoix frontage. A very nice development and a great place for your year-round or vacation home.

458767 \$25,900

WATERFRONT

Parcel located between Six Mile Lake & Scott Lake. Property is open to the road, wooded to the back and has a nice year-round creek. Nice building parcel. Parcel is very short distance to Six Mile Lake which offers public access for boating, fishing and kayaking.

457180 \$11,900

Brook Trout, wildlife, and the sounds of Deer Creek, a feeder stream to Jordan River. Parcel B has been surveyed for three sites. Very pleasant piece of property.

454709 \$29,900

Two building sites located between Six Mile Lake & Scott Lake consisting of 1.17 acres, open to the road, wooded to the back and including a year-round creek, all a very short distance to Six Mile Lake public access.

457179 \$11,900

Beautiful Lake Charlevoix lot for sale with 117' frontage - wooded hillside lot sloping down to the deep waters just south of the Ironton Ferry. A 45' permanent dock is already in place, as are the well and septic. Gorgeous building site in a deep water, no-wake zone.

458731 \$325,000

LOTS OF WATER



BROKEN RIDGE ASSOCIATION

Outstanding water views of Little Traverse Bay from the building platform of this lot.

The lot is located in a private association, Broken Ridge. The association offers paved roads, underground utilities and natural gas. Lake Michigan is just a short scenic drive away. Whether you intend on building your vacation home or a year-round home, this location will suit any needs.

455992	\$139,900	456036	\$189,900
456034	\$139,900	455991	\$205,900
456073	\$139,900	455988	\$89,900
456074	\$139,900	456076	\$99,900
456035	\$149,900	456075	\$109,900
456033	\$149,900	455990	\$129,900
455986	\$149,900	455985	\$139,900
455987	\$149,900		

BAY MEADOWS ASSOCIATION

Lovely buildable lot in a well-established neighborhood. This parcel is south-facing offering full sun and has an open level terrain perfect for a new home. Own this lot alone or three lots at the end of the cul-de-sac for multiple building site options and seasonal water views of the Little Traverse Bay on Lake Michigan. Great Location just outside of Harbor Springs.

458215	\$36,500
458216	\$27,500
458217	\$27,500
458218	\$79,900

Two acre parcel located in a Pleasantview Township north of Harbor Springs. 80% wooded with gentle rolling valleys that lend to a walk out basement building site.

456700 \$34,900

Wooded and private building lot nestled between two of Michigan's renowned ski resorts, Nubs Nob & Boyne Highlands.

Just minutes away from the cities of Harbor Springs and Petoskey. Hamlet West is an established development with a community well and private roads.

458213 \$24,900

A LITTLE BIT OF EVERYTHING

LOTS OF OPTIONS



KEWADIN - WATER ACCESS

This beautiful lot enjoys 60' of shared Lake Michigan frontage and is the perfect blank canvas to create your ideal home. Surrounded by green foliage, enjoy ideal privacy in the sweet town of Kewadin. Enjoy Bargy's Farm Market's fresh produce all summer long and watch the blue ice float to the shoreline in the chilly months. It doesn't get much more "northern Michigan" than this.

456946	\$30,000	456945	\$50,000
456947	\$30,000	456941	\$60,000
456948	\$30,000	456939	\$100,000
456943	\$50,000	456940	\$110,000
456944	\$50,000	456942	\$510,000

ELLSWORTH

Essex Road Estates near the Village of Ellsworth. Countryside views and waterfront lots. 452305 \$9,900

Pristine waterfront lot on the west side of Six Mile Lake. Slow slope toward the waters edge. Enjoy the waterfront as a summer retreat right away. Property can be used as a northern getaway and a building site for your new summer home. 458570 \$58,000

BELLAIRE

Vacant residential building lot, located four miles outside of Bellaire, contiguous with The Farm Golf Club. Not far from Shanty Creek, Intermediate Lake and Lake Bellaire. Nice lot for a residential home site.

457108 \$7,900

IRONTON

Generous building sites in Birch Ridge development in Village of Ironton. Close to public boat launch, snowmobile trails, and Lake Charlevoix public access.

440737 \$18,000

ALANSON

Hunting, building site, forest management - this property has it all. Once used as a hunting camp, this 110 +/- acre parcel has open fields that could be managed food plots. Multiple hunting blinds scattered throughout the property. There is an existing foundation for a potential new build. All of this just moments from Pickerel Lake, just one of the lakes in the Northern Chain of lakes.

458441 \$249,900

PETOSKEY

Three+ acres on this gently sloping open corner lot with views of Lake Michigan and a sweep of waving grass and high, blue skies. Great building sites in a beautiful northern Michigan location - something for everyone, every season!

454807 \$65,900

In-town building site, easy access to Bay View area, bike path & downtown.

Eleven site condos with very nicely finished homes in this location. Common area next to this vacant building site.

457688 \$69,900

A little more than three acres with gentle slope rising to a nice crest with views of Lake Michigan. Wide plain-like vistas, with windswept field grasses and rolling hills. Great building site.

454809 \$75,900

Beautiful 7.6 acres with countryside views. Gently rolling terrain lends itself to multiple building opportunities. Centrally located between Boyne City, Petoskey and Charlevoix.

458524 \$44,900

BUSINESS OPPORTUNITIES



Long-standing downtown Charlevoix restaurant known for its sandwiches and baked goods. Liquor license may be transferable. The purchase will include the business, furniture, fixtures and equipment. No real estate.

456152 \$289,000

Turn of the Century building located in the second block on Main Street in East Jordan. Currently the business of Busy Bridge operates on the ground level. The building has a full basement that walks out of the rear of the building onto Spring Street for street access.

458579 \$179,900



Attractive building in excellent condition. There are endless possible uses with a potential for three separate businesses in one building. Presently, the space is being used as a wonderful home decor and gift shop sitting on two combined city lots overlooking the flowing Boyne River. The upstairs was formally an apartment and is currently being used as an office. It's rare to find such a lovely space available downtown.

456789 \$475,000

This commercial building fronts on Esterly Street in East Jordan with plentiful parking. It's just off Main Street and does have good visibility. This building is one block from the South Arm of Lake Charlevoix.

457812 \$64,900

Commercial building with tons of potential. 1st level retail or office space with a 2nd floor water view apartments. The lower level of this building has street access from Spring Street. Property is situated on Main Street in East Jordan in the main business district.

458609 \$159,900

COMMERCIAL LOTS

Development parcel (units 5-8 as a whole) for motel/condo.

Infrastructure permits in place for four units. Adjacent property also available for R-4 development.

433780 \$100,000

Commercial property located between Mackinaw City and Pellston's airport and just minutes from Cheboygan. The property is 3.5 acres with an existing well and septic. Lots of potential.

455253 \$21,900

Prime development site, condo, hotel and/or other R-4 possibilities. Infrastructure already installed. Located on busiest road in town. Opportunity in this tight market to develop much in-demand apartments or condominiums.

433779 \$200,000

BUSINESS OPPORTUNITIES



Located on M-66 in the city of East Jordan with easy access for traffic. The building has been used as a church, bank and most recent a physical therapy office. Great opportunity for all your business needs.

458167 \$179,900



Brand new 5600 SF building with 194' of frontage on Bridge Street. Prime location for you retail business or office. Join local favorite Pigs Eat'n Ribs or national franchise Verizon, which should increase your traffic and visibility. Suite B is approximately 17.5' wide by 8' deep consisting of 1400 square feet.

452945 \$4,000/month



Great location near the intersection of US 31 S and M 66 N; close to downtown Charlevoix. Sale includes two parcels. The liquor license is not included at the current asking price.

457212 \$179,000

STORAGE UNITS

STORAGE SPACE



Natural gas is now at the site and ready for heating your unit! Two size options are available: 40' x 64' and 20' x 64'. Both sizes are customizable for your needs and are located conveniently near Boyne Mountain in Boyne Falls, MI. These units feature two 14' x 14' commercial insulated doors and 16' eave height walls. Mountain View Storage features a common restroom facility and a water station for washing your vehicles, boats and equipment before storing while keeping the price per square foot right in line with the competition.

20' x 64' \$59,900

40' x 64' \$109,900

The only building site on the market at Castle Storage. Build up to a 40' x 80' building. Blacktop road and natural gas.

455117 \$19,900

20' x 50' storage condos available, each with 14' overhead doors with separate mandoor entrance. Convenient and well-located. Units 36 and 42 available.

456596 \$45,700

Bells Bay Storage - only unit # 38 left. Zoned commercial. Excellent building sites for pole barn type storage units. Possible land contract terms available. Unit is on the left side last parcel on paved driveway presently, driveway may be extended in the future.

414657 \$8,900

30x40 pole barn with large lot that can accommodate an addition or garden area. Ready for immediate occupancy.

456665 \$45,000

SIGNATURE STORAGE



Storage units that will be the only privately-owned units south of Petoskey. Safe and secure, they are adjacent to, and overlook, the city of Petoskey. Designed for the discerning buyer, the grounds are green, with an impressive entrance, natural privacy screening, and wooded common areas. High-end interiors are heated and have acoustic ceilings, 6-inch concrete floors, 12' x 14' overhead doors, premium insulation and bright, white steel interiors, as well as water and sewer. Just a mile off U.S. 131. Call Pat for complete details. This is not your ordinary storage development.

456360 \$159,375

I had my first opportunity for a large waterfront home sale. A beautiful Cape Cod with a wall of French doors looking out across Lake Charlevoix... This property tour, however, was the middle of a Northern Michigan January blizzard and the wind was ripping across the frozen lake. As the buyers and I walked into the house we were surprised to have a strong breeze blowing against us. One of the lakeside doors had blown open and a two foot snowdrift was forming in the living room. We found shovels and brooms and worked together to remove all the snow. I was certain that the sale was doomed, but in spite of the circumstances they still fell in love with the property. **MATT RADER**



NORTHERN MICHIGAN

BUSINESS SERVICES

BUILDERS

Birch & Sons
Mark Brzezinski
231-675-2640

Carey Construction
Brad Carey
231-649-5928

Eastmark Construction
Eric Darooge
231-675-0286

Glennwood Custom Builders
Jeff Collins
231-439-9103

Schwartzfisher Wilbur Construction
Peter Schwartzfisher
231-330-4736

Way Builders
Ron Way
231-675-7763

W.B. Builders, Inc.
Bill Brown
231-582-5328

Wright Builders
Todd or Floyd Wright
231-582-5050

DOCKS

Bulmann Dock & Lift
Steve Bulmann
231-549-5020

E-2 Dock & Lift
Ernie Roberts
231-536-2691

COTTAGE SERVICES

Joe Shear Services
Joe Shear
231-330-3880

Select Home Services
Bill Noblett
231-459-4137

FINANCIAL INSTITUTIONS

Lake Michigan Credit Union
Steve Michael
231-932-6280

The Bank of Northern Michigan
Jon Lyons
231-348-3774

Wells Fargo
Darrin VanLoo
231-439-1119

TITLE COMPANIES

Attorney's Title Company
Donna Anthony
231-347-3212

Barron Title Agency
Paula Barron
231-547-8003

Corporate Settlement Solutions
Debbie Bartlett
231-547-5220

HOME INSPECTION COMPANIES

L & A Inspections
Matthew Lewis
231-373-7471

Big Moose Home Inspections
Mat Bishop
800-531-0233

Home Inspections USA
John Springstead
231-544-8016

APPRAISERS

Northwest Appraisal Service
Carrie South
231-459-4400

Verhelle Appraisal
Michelle Verhelle
231-347-5808

SURVEYOR

Chamberlain and Ferguson
John Ferguson
231-547-6882

LANDSCAPING

Boyne Valley Landscape
Mark Felton
231-549-3070

Drost Landscape
Bob Drost
231-348-2624

Hoaglund Services
Eli Hoaglund
231-675-9485

Robinson's Landscaping
Charles Robinson
231-582-9484

OUTDOOR FUN

Jordan Valley Outfitters
Dan and Melanie Bennett
231-536-0006

North Country Cycle Sport
Mike Cortright
231-582-4632

HOME DESIGN

Designworks, Inc
Jill & Katherine Rowley
231-675-0072

INTERIOR DESIGN

The Inner Structure
Jennifer Aenis
231-536-1355

Boyne City • Lake Charlevoix • Boyne Mountain • East Jordan



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