



Welcome Home

2020 NORTHERN MICHIGAN PROPERTY GUIDE

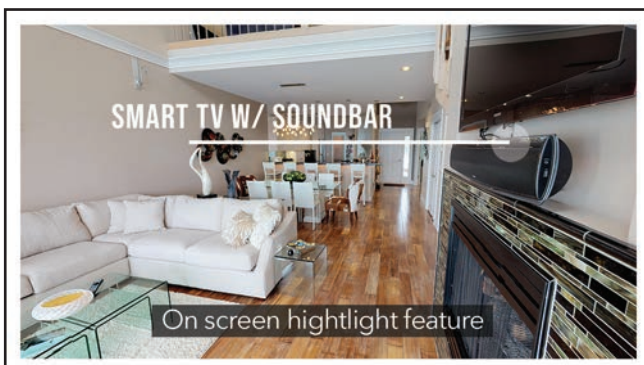
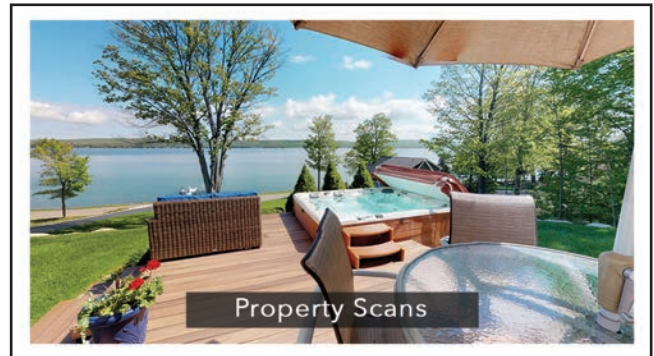




VIRTUAL TOURS FROM HOME

We all know that the world looks a little different now. Traveling may be a bit more challenging, but here at Pat O'Brien & Associates we have a powerful tool to make buying or selling your home easier. We've been using this 3D technology for quite some time and have become experts. Virtual tours allow buyers the ability to tour a property through phones, computers, or ipads. Grab your device and get ready to experience this groundbreaking 3D platform and tour homes from wherever you may be. Evolving times demand this state of the art technology, allowing you to put your feet on the floor of your dream home safely from anywhere around the world.

This camera is called Matterport. No, it's not Matterhorn, the mountain in the Alps, it's Matterport (don't worry, it took us a while to remember the name too). Throughout this catalog, you'll see the red logo next to listings that have this technology. This means that there is a virtual tour available. Let's get started!

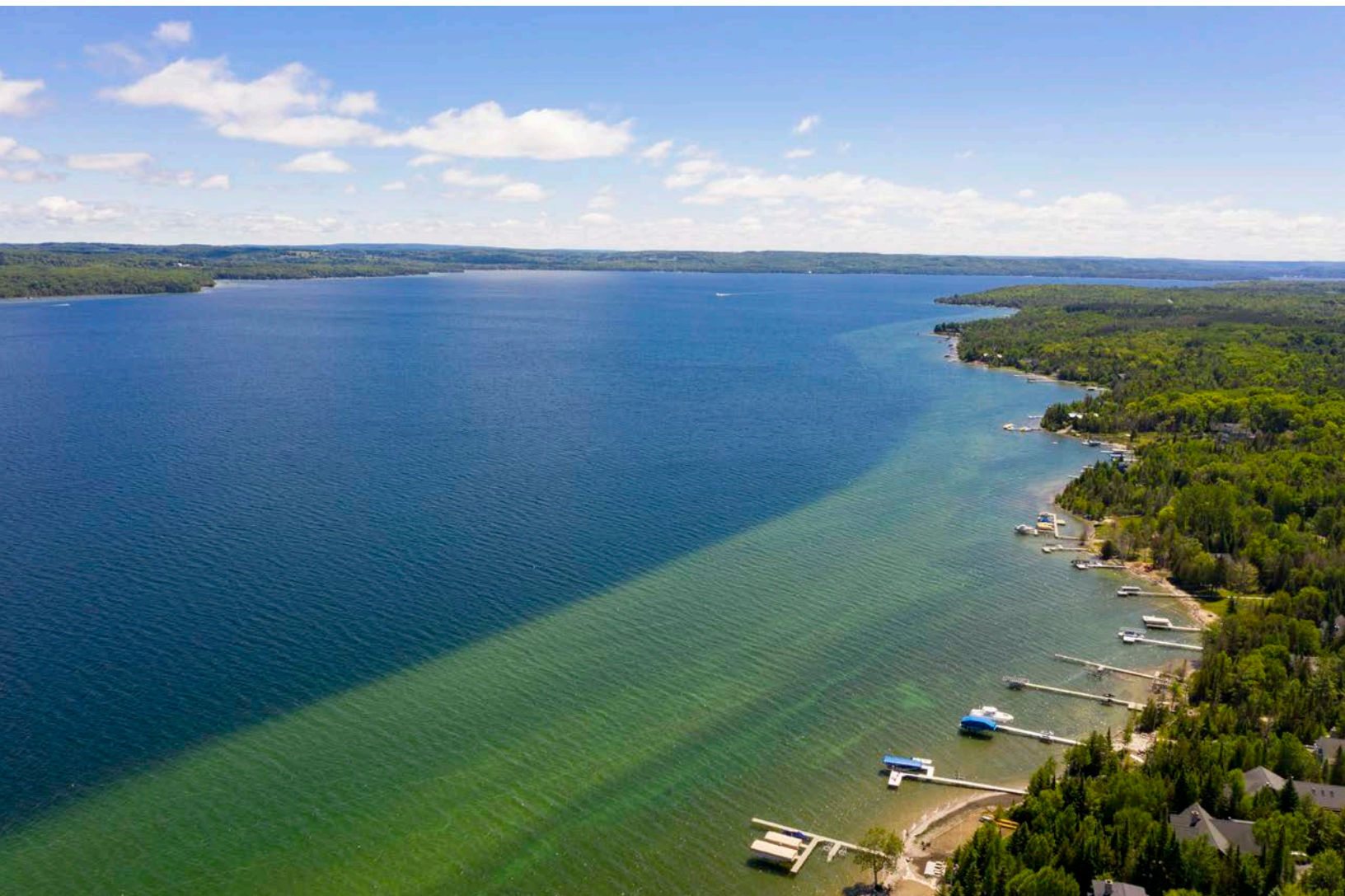


NORTHERN MICHIGAN

Northern Michigan. It's more than just the top half of the state, it's when you hold up your hand and point to your favorite vacation spot. It's where you spend summers splashing in each and every lake, no matter how cold they are. It's a lifestyle.

At the end of this catalog, you'll see highlights of agents' favorite activities in the area. Enjoy tidbits on the best mountain bike trails, the plethora of goods at the farmers market, and the best beaches in the area. Most of our residents, full-time or seasonally, spend the majority of their time outdoors. We've learned to bundle up and head out through the fluffy snow on Avalanche, grab the entire family and snowshoe, or strap on new skis and hit the slopes.

We like to think we have the inside scoop on the best things to do up here. Chances are you'll recognize a few of these, but we hope that you'll find a few new places that will remind you why "Up North" is more than just a direction, it's home.



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WATERFRONT RESIDENTIAL

CHARLEVOIX
MICHIGAN
WALLOON
SOUTH LAKE LEELANAU
HARDWOOD LAKE
SIX MILE LAKE
DEER CREEK

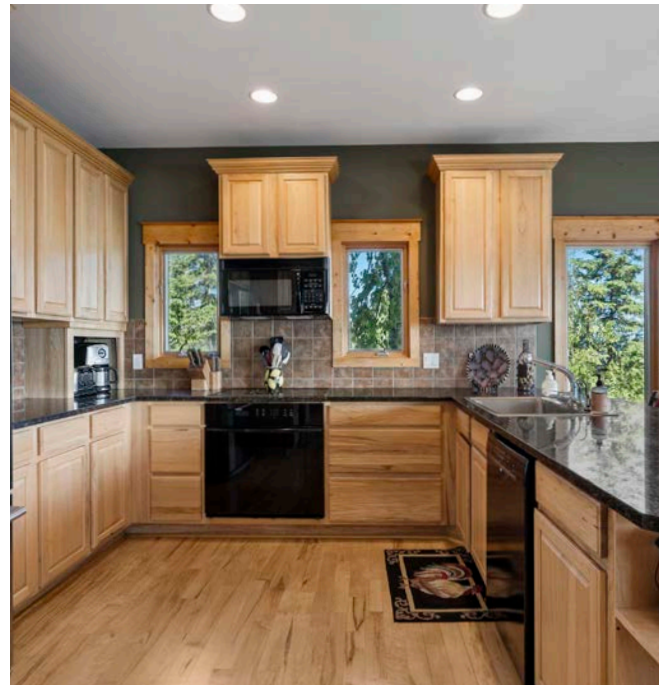


LAKE CHARLEVOIX

100' OF FRONTAGE

\$1,250,000
#461694

6 BED
5 BATH
4620 SQ/FT





Secluded on a quiet road with 100' of Lake Charlevoix frontage sits a beautiful 6-bedroom home. Incredible sunsets and utmost privacy elevate this already special home to a sanctuary. The spacious floor-plan has ample room for entertaining guests or simply room to spread out. The master suite has a private deck with outstanding sunrise and sunset views. The upper level features three bedrooms, two baths and an open loft area with wonderful water views. The double-sided stone fireplace separates a living area and a quiet den. Just when you thought you'd seen it all, there's an adorable guest suite above the garage with a private bedroom and living area with its own fireplace. The Club at Lake Point Association has 21 lots and there are not any homes older than 25 years in the development, many being less than 10 years old. Being in an area of newer homes usually keeps values in check.





LAKE CHARLEVOIX 147' OF FRONTAGE

Located on a private road, this home boasts many fantastic features beginning with 147' of prime sand frontage. The house has 4700 sq/ft of living space that includes a chef quality kitchen with all the bells and whistles including a double refrigerator, double dishwasher, and a custom granite topped island. Windows along the waterside bring in natural light complementing the rich hardwood floors. The upper level has ample seating around the big screen, so you don't miss a moment of the action. Enjoy fresh air on the elevated balcony seating or the expansive deck below with an outdoor cooking space. Watch exceptional sunsets from the dock as the campfire glows on shore. Four large bedrooms, 3 ½ baths, and the bonus room far exceed expectations, not to mention the fully furnished wet bar. The main floor master bathroom has had a complete makeover with granite tile custom shower, and a whirlpool bathtub - a calming oasis. An added feature is a 40' x 80' heated storage building keeping things nice and organized.



\$1,299,000
#460448

4 BED
3.5 BATH
4740 SQ/FT





LAKE CHARLEVOIX 101' OF FRONTAGE

Privacy at its finest in this completely renovated home on 101' of Lake Charlevoix frontage. A high-end mountain feel meets industrial vibe with rich wood beams meeting metal railings. The kitchen has an abundance of natural light bouncing off the granite countertop, farmhouse sink, and complementary backsplash. The master bedroom has a spectacular view of Lake Charlevoix. The entire home is open and bright with a very calming presence. The elevated deck is the perfect space to spend your mornings as the sun rise or relax after a fantastic day on the water. A spacious lawn runs between the house and waterfront with beautiful, low-maintenance landscaping. New roof, insulation, and forced air in 2018.

\$924,900
#462331

4 BED
3 BATH
2037 SQ/FT





LAKE CHARLEVOIX 140' OF FRONTAGE

\$1,995,000
#458886

5 BED
4.5 BATH
5509 SQ/FT

The house is elevated perfectly to maximize the outstanding, unobstructed sunset views of Lake Charlevoix. The architecture is incredible with every inch designed to be eye-catching. Tastefully created landscaping 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.





LAKE CHARLEVOIX

140' OF FRONTAGE

\$924,900
#462079



3 BED
2 BATH
1976 SQ/FT

Boater's paradise! This 3-bedroom, 2 bath home is on Holy Island on Lake Charlevoix has expansive views of Lake Charlevoix in a hidden sheltered bay. From the living room, enjoy the views of the water and the hassle-free convenience of your 60' permanent dock. Home features a 2½ car garage, workshop, walkout lower level, upscale kitchen with nice master suite and bath, all on the main level. The island offers delightful privacy, green foliage and is located between Charlevoix and East Jordan with year-round access. Adventure out with your snorkeling equipment or just a leisurely swim in the sheltered back bay of Holy Island.





LAKE CHARLEVOIX
142' OF FRONTAGE

\$1,649,000
#461347



7 BED
4 BATH
5418 SQ/FT



A perfect blend of elegance and up north rustic comes alive in this timber frame, square log style home. Warm woods grace the walls, attracting natural light from all angles. The entire home is family-friendly. Lower level is a haven for entertaining fun with a family room, an adult area, 2 bedrooms (one with bunk beds), a full bath and access to outside. Enjoy dining and entertaining alfresco on the spacious deck surrounded by towering cedars. Rosy pink hydrangeas and sweet daisies fall against a lush green low maintenance landscape complimented with extensive stone landscaping. Elevated lighting creates a magical tree lit walkway to the water's edge where you can enjoy a bonfire and s'mores at the fire pit or the sunset while listening to the gentle waves at the end of the dock. Some additional features include 2 laundry rooms (main floor and lower level), private decks for both master bedrooms, a wood burning fireplace in the great room and a Generac generator. Set up an appointment today to see this stunning home.





LAKE CHARLEVOIX 167' OF FRONTAGE



\$2,599,000
462419

5 BED
5 BATH
6200 SQ/FT

Once in a while a house comes up for sale that you can't help but to say "WOW". Welcome to Pinehurst Shores, designed and built by Andre Poineau, a true Classic, this home offers a modern design with lots of glass throughout vaulted ceilings and a wide-open living space. An absolutely magnificent home on 167' of private frontage on Lake Charlevoix. A serene setting surrounds this spacious home. The kitchen has all new appliances with multiple dining options. The main-floor master bedroom is a wing of its own. Wake up peacefully to a wall of windows overlooking the lake. The master bath has a shower, soaking tub, walk-through closet, and plenty of counter space. The lower level has a custom '57 Chevy liquor cabinet and a glass encased Harley Davidson Sportster on display - this room has it all. An outdoor kitchen at the waters' edge has a nice covered gathering platform. The 3-bay storage garage is heated and has water. If you're a person with a hobby, the in-home workshop off the 4+car attached garage is something to behold. Located close to town in a quiet setting, this is the one you've been looking for.







LAKE CHARLEVOIX

79' OF FRONTAGE

\$995,000
#460245

4 BED
3 BATH
2050 SQ/FT

Bright and elegant Lake Charlevoix home with 4 bedrooms and 3 bath home. The iconic and historic stone archway welcomes you to the Evergreen Point community. Cathedral ceilings frame an outstanding view of Lake Charlevoix, and the open floor plan with a fireplace provides an inviting space for gatherings. French doors open to a lakeside deck and patio, ideal for playing cards and grilling out. The yard gently slopes downward to 79 feet of sandy Lake Charlevoix frontage. If boating is on your activity list, then the 22x42 and 44x56 heated pole barn provide ample storage space to protect your toys. There's even space for a workshop! This home is full of charm and features recent updates. Just 3 miles from downtown Charlevoix dining, shopping and community!





LAKE CHARLEVOIX

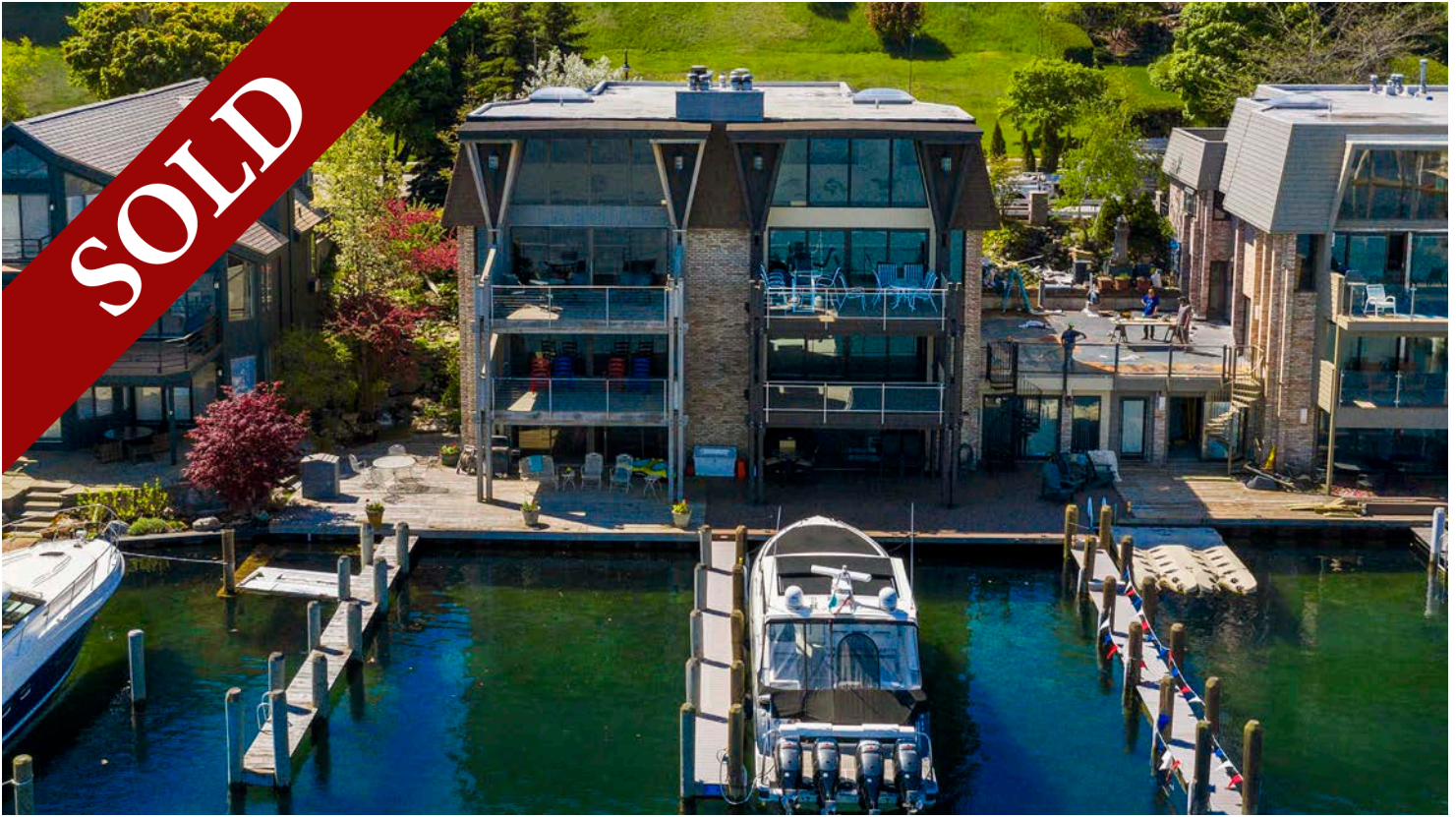
80' OF FRONTAGE

\$949,000
COMING SOON

BED
BATH
SQ/FT

Five bedroom, 3 bath house on a very unique property with a stream running along the edge, creating a great buffer for privacy.





ROUND LAKE 3 50' BOAT SLIPS

\$1,324,900
#462076



4 BED
4 BATH
3800SQ/FT

A great opportunity to own three 50' boat slips on spectacular Round Lake, along with a 3800 SF, four bedroom, four full bath, and two half bath home, all with incredible views of the harbor. The master suite is the ultimate top floor retreat with a tiled shower and a sky light. The house includes two kitchens, multiple dining areas, and a number of different entertaining options. Each level has its own patio. The property features a very enhanced, flowing waterfall, stream and walkway that runs all the way down from Belvedere Avenue to the shores of Round Lake. As many people know, Round Lake is a world-renowned harbor for boaters. Its location offers so many opportunities to access Lake Michigan - a quick run out to Beaver Island or over to the Leelanau Peninsula. Opportunities like this don't come around too often.





LAKE CHARLEVOIX 109' OF FRONTAGE



\$1,095,000
#462070

5 BED
5.5 BATH
6040 SQ/FT

At the end of a quiet road sits a 6000+ square foot home with a contemporary flair on 109' of private Lake Charlevoix frontage. The lot itself is nicely wooded with mature trees. The floor plan is open with a wall of windows that draws natural light into the entire main floor. The warm-toned hardwood floors run throughout the kitchen, living, and dining area. The main floor master is spacious with access to a deck overlooking the water. Glass balcony walls on the upper level bring in more natural light and a fresh, spacious feeling. The lower level is ideal for fun and relaxation, where you can shoot pool or sit in the sauna. The lush green lawn grows all the way to the waters' edge. Another great feature of the property is a large barn for storage. Enjoy the privacy of this peaceful property hidden just a few miles from downtown Boyne City and Horton Bay.





LAKE CHARLEVOIX

175' OF FRONTAGE

\$1,615,000
SOLD

5 BED
4 BATH
4900 SQ/FT

A stately newer home on the South Arm with 175' of frontage on Lake Charlevoix. The beautiful craftsmanship throughout the home has an open floor plan. The stunning kitchen has granite counter tops and white cabinets, a dining area with a view of Lake Charlevoix, and a lower level ready for entertainment, including a theater room. Enjoy the calm South Arm with fantastic views from the expansive balcony stretching the entire length of the house. The waterside deck is perfect for summer meals or late night relaxing while watching the sunset. This home is surrounded by beautiful landscaping with easy maintenance. It also includes a second garage with a guest apartment above.





LAKE CHARLEVOIX 69' OF FRONTAGE

\$859,900
#461290

3 BED
2.5 BATH
4000 SQ/FT

Well-maintained 3-bedroom home in a fantastic location on 69' of private frontage. An open floor plan moves easily from room-to-room, anchored by a floor-to-ceiling brick fireplace. The vaulted wood ceiling adds remarkable character. Windows along the waterside mean you'll never miss a breathtaking northern Michigan sunrise or sunset. The main-floor master en-suite has a spacious bathroom as well as a walk-in closet with custom wood shelving. The luxury of a fireplace on both the upper and lower levels will be sure to keep you cozy. All this while being within walking distance to downtown Boyne City, dog park, and local grocery store.





LAKE CHARLEVOIX

105' OF FRONTAGE

\$1,599,000
COMING SOON!

6 BED
5 BATH
6873 SQ/FT





An exquisite Lake Charlevoix home minutes from downtown Charlevoix accented by expansive decks overlooking private sand beach and sand bottom. A few features include 6 bedrooms with private baths, 3 fireplaces, huge entertaining areas, all with dramatic open timber frame beams. Even the guests will enjoy the 1,100 square foot apartment with separate entrance overlooking the lake from the private deck. An exceptional home in an exceptional location.





LAKE CHARLEVOIX

100' of FRONTAGE

\$774,900
#461943

3 BED
2 BATH
1800 SQ/FT

An exceptional location for this ranch style home in Boyne City. The property includes 100' of Lake Charlevoix frontage. A steel break wall provides good protection from high water levels for years to come. Main-level living is perfect, giving water views in nearly every room of this house. Spend endless summer days under the pergola, which would be a great place to add an outdoor fire pit. A generous living room features a brick fireplace. There is also a family room or office that could be repurposed for a growing family. The attached two-car garage keeps your toys safe from all of the elements. Lower Lake is a quiet road along the waters' edge, just minutes from downtown Boyne City.





LAKE CHARLEVOIX

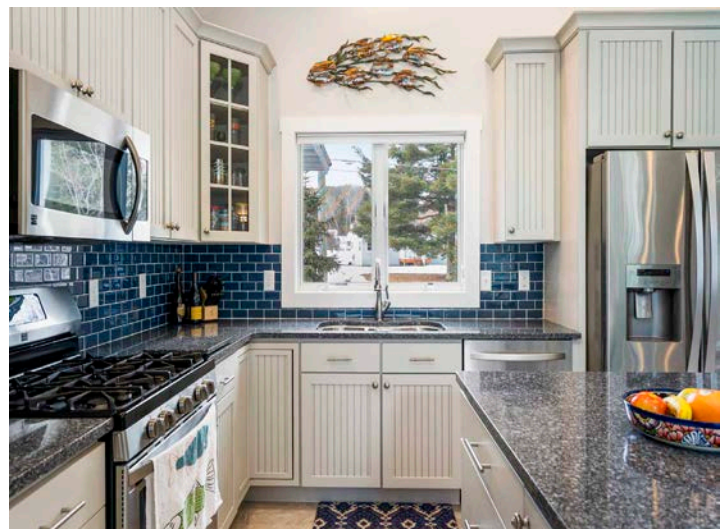
178' OF FRONTAGE

\$859,000
#461374



3 BED
2.5 BATH
2808 SQ/FT

Bright, elegant waterfront home on 178' of Lake Charlevoix's South Arm. Large windows frame gorgeous lake views from the upper and lower levels of this spacious 3 bedroom, 2.5 bath home. The open-concept living and dining area, complete with a fireplace and French doors that open to a serene glass patio, set the tone for entertaining and warm family gatherings. Additional features include: cathedral ceilings, heated floors, glass deck railings, waterproof Trex Deck, cellular shades, Cambria countertops, four seasons sun room, heated two-car garage, and so much more. Just two miles from East Jordan dining and shopping. Enjoy boating, fishing and swimming right outside your door!





LAKE CHARLEVOIX

240' OF FRONTAGE

240' of Lake Charlevoix waterfront on 5 acres including a 3 bedroom home, attached garage, workshop and two guest cabins. Nestled in a wooded setting at the top of a terrace offering outstanding views as well as privacy. Home offers an open floor plan with water views from all rooms. The natural wooded setting offers summer shade and year-round privacy with generous view lanes. A small staircase leads you to the water where you can enjoy the nostalgia of two log cabins that take you back to a time when life was much simpler. All this within minutes of downtown Boyne City.

\$899,000
#460585



3 BED
2 BATH
1859 SQ/FT





LAKE CHARLEVOIX 112' OF FRONTAGE

Located on Lake Charlevoix, sitting on 112 feet of frontage is this 2 bedroom seasonal cottage. This site does have an existing home and garage to enjoy or space for a newly built home. Don't miss this great opportunity to create a year-round dream home on Lake Charlevoix. Chula Vista have a beautiful wooded conservancy area for walking and privacy.

\$629,000
#461442

2 BED
1 BATH
850 SQ/FT





LAKE CHARLEVOIX

109' OF FRONTAGE

\$798,000
#461858



3 BED
2.5 BATH
2844 SQ/FT

Relax and enjoy the peace and quiet on 3.19 acres with the whole family over. This waterfront home on Lakeshore Drive is conveniently located within the city limits of Boyne City. Offering 79' of prime Lake Charlevoix frontage, plus a bonus 30' waterfront easement = 109' of usable lake frontage. Two separate lots each having their own future sewer tap. Keep the property whole, or split off the front lot to build your own beachfront bungalow. Perfectly positioned to provide long lake views, enjoy the summer days on the patio with professional cooking station and the fantastic sunsets from the hot tub. Total remodel in 2007, well-insulated, thermal windows, high-end finishes. Comfortable and well-laid out, this homey charmer has a great custom kitchen, heated floors in upper bathrooms, a cozy dining area, and a massive bonus massive living space with Murphy bed. There are a total of 3 bedrooms and 2.5 baths. All this can be purchased turn-key! So move right in and start enjoying the lake, just a few blocks from downtown Boyne City.





LAKE CHARLEVOIX 25' of FRONTAGE

\$649,900
#462148



4 BED
2.5 BATH
2918 SQ/FT

Enjoy 25 feet of gentle-bottom waterfront right in-town! This 4 bedroom 2.5 bath 2900 sq/ft home provides the best lake-life set-up! Larger lot, and lake views from most rooms of the home! Take in diamond-water sunsets while sitting on 700' + sq ft of deck space off the main floor, with tremendous views from the lower level as well. Take the bike path to Young State Park or utilize the sandy beach on Lower Lake. Moll Park abuts the property offering more space to run and play. A new roof exists over the 3 garage spaces. The lawn boasts thick, green grass from the lake-feed sprinkler system. The in-town waterfront home with the lakefront parcel comes with the option to purchase the adjacent rental unit. Purchase all 3 together and enjoy both with family and friends or rent out the additional home. This is a phenomenal price-point for a tremendous in-town waterfront on one of Michigan's top-rated lakes! This could be your ideal dream property near downtown Boyne City on Lake Charlevoix!





LAKE MICHIGAN
199' OF FRONTAGE

\$2,499,000
#461033



4 BED
5.5 BATH
8856 SQ/FT





This absolutely stunning log home sits on 199' of sandy Lake Michigan frontage. The home is anything but ordinary – it is in fact, rather extraordinary. Massive timber logs captivate your attention as they climb from the landscape to the skylight that runs the length of the house. The great room has a grand 2-sided stone fireplace as the focal point, and is wonderfully complemented by a wall of windows and access to the lakeside of the home. Be sure to look up and see the incredible chandelier retrieved from a Scottish Castle. The kitchen is spacious and timeless with vintage cabinets from industrial buildings in Chicago. The main-floor master is comfortable and roomy with a master closet that one can only dream of. A pleasant surprise is the carriage-house style guest suite above the garage. Additional 200' of frontage is available.



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
- Three seasons room
- Fenced-in outdoor pet area
- Outdoor shower and grilling
- Massive covered and open-air porch
- Recreation and game rooms
- Formal Great Room and family room
- Two private offices
- Main floor master suite
- Huge water and sunset views
- Four car attached garage
- Incredible natural landscaping
- Second kitchen
- 3-level elevator
- Heated tile in master bath
- Deer-deterrent sprinkler system





WALLOON LAKE

100' OF FRONTAGE

\$963,000
#461453

3 BED
2 BATH
1400 SQ/FT

On 100' of pristine Walloon Lake frontage is this 3-bedroom cottage with a separate guest house. The interior is in its original vintage state, well-maintained ready to use or ready to be updated to your personal style and comfort. Western facing for incredible sunset views. This particular property offers nice privacy in a serene location. The green grass runs all the way to the waters' edge, perfect for the kids and entertaining. The guest house has 2 additional bedrooms, bathroom, a kitchen and living area. Build forever family memories here on Walloon Lake. The dock is included in the sale.





Four bedroom chalet located on the SE corner of Six Mile Lake. Home has a spacious family and living room area. Nice views of Six Mile Lake from the front deck. Home has had many renovations and updates. Property is located on Murray Lane, a private drive, not far from Schuss Mountain and Shanty Creek. Six Mile Lake is part of the Chain of Lakes.

\$224,900
#462318

4 BED
1 BATH
1200 SQ/FT





SOUTH LAKE LEELANAU

57' OF FRONTAGE

\$499,000

#461812



4 BED
1 BATH
1564 SQ/FT



This quaint cottage is located on 57' of sandy waterfront on beautiful South Lake Leelanau. Ideal location with iconic sunsets and close proximity to everything Leelanau County and the Traverse City area has to offer. The adorable and updated four bedroom, one bath home features an open living and dining room just off the sun room. Included with the property is a private dock and hoist, as well as two outdoor sheds. This unique, cozy cottage is turn-key and ready for you to enjoy all the summer fun on scenic Lake Leelanau. This affordable property will not last long.





HARWOOD LAKE 70' OF FRONTAGE

\$209,000

#461479

4 BED
2.5 BATH
1800 SQ/FT



Comfortable home tucked among the trees with approximately 10 private acres and access to quiet Harwood Lake. This four bedroom, two and a half bath home will be the place to create wonderful memories. Sit down by the beautiful fireplace in the lower level walkout, you won't want to leave. When it's cold outside, you may step directly to your car within the attached two car garage. The stand alone storage building will hold all of the toys and extra stuff that we all seem to have.



SIX MILE LAKE 184' OF FRONTAGE

Lake St. Clair waterfront cabin with 184' of private sandy bottom waterfront. Home features two bedrooms, two baths with walkout lower level and large family room, wrap-around deck for beautiful views of Six Mile Lake, and an oversized two-car garage.

\$234,900

#461899

2 BED
2 BATH
1012 SQ/FT





DEER CREEK

3576' OF FRONTAGE

\$849,000
#462037



5 BED
2 BATH
2452 SQ/FT

Breathtaking five bedroom, two bath Cedar Lodge home located between East Jordan and Boyne City. The cabin is on 180 beautiful acres of diverse woodlands. Deer Creek runs through the property, filled with brook trout, and copious wildlife thrives along the 3,576' of riverfront. This property is what vacations are made of, and what every adventurer, hunter and trout fishing fanatic has been waiting for. With access from both the north and south boundary lines this parcel is easily accessible and has its own trail system for your ATVs, hiking, snow shoeing adventures.



LAKE CHARLEVOIX 150' OF SHARED FRONTAGE



\$309,900
#459056

3 BED
2 BATH
880 SQ/FT



LAKE CHARLEVOIX 720' OF SHARED FRONTAGE



\$409,900
#461276

4 BED
3.5 BATH
3700 SQ/FT



With four bedrooms, 3 1/2 baths and an open floor plan, this home features spacious living, dining and kitchen areas centered around a stone fireplace. Roomy master bedroom and bath with private exterior deck. Upper level has 2 bedrooms and a bath. Walk out finished lower living area features a fireplace, bedroom and also leads to an outer patio. 2.5-car attached garage along with a separate insulated garage/workshop that has a permanent forced-air wood stove system for heating the building. Short walk to the marina, club house and your dock site all makes for the complete lake side experience. Very energy efficient with two heating systems.





RESIDENTIAL

BOYNE CITY
CHARLEVOIX
EAST JORDAN
PETOSKEY



This immaculate five bedroom, four and a half bath home in the prestigious Mountain Club community has over 6000 square feet of living space on three levels. The home features a large gourmet kitchen with massive granite island that leads into a formal dining room. The cathedral great room has a gas fireplace, wood floors and incredible views of the Monument golf course at Boyne Mountain. On the main level is the large master suite with an outside deck, walk in shower and whirlpool tub. Upstairs are three bedrooms and two baths. The lower level walkout has a family room with fireplace, bedroom, bathroom, bonus room and small kitchen. The three car garage is heated. The home is being sold with an extra lot for additional privacy.



\$795,000
#461798

5 BED
4.5 BATH
6068 SQ/FT





Excellent opportunity to own a beautiful home in the heart of Boyne City. Home features three bedrooms and two baths, with two non-egress bedrooms in the lower level. Home also features two kitchens, and two very spacious living room areas, which are great for entertaining. Walking distance to downtown restaurants, events and beautiful Lake Charlevoix.



\$418,900
#461906

3 BED
2 BATH
2660 SQ/FT



\$235,000
#461849

3 BED
2 BATH
1527 SQ/FT



Fantastic three bedroom, two bath home located 1.5 miles from the South Arm of Lake Charlevoix. A public boat launch at the end of the road insures easy access to the lake for fishing, kayaking, and all other boat related activities. The vaulted ceilings and modern open-concept floor plan create a spacious atmosphere with great sight lines. An upgraded kitchen offers a functional layout with quartz counter tops and stainless appliances. The full basement with egress windows with great potential for additional living space options for the future. Additional bonuses are an over-sized two+ car garage, paved driveway, and a sprinkler system. All of this situated in a newer association and minutes from town. Top it all off with some of the best sunset views in the north from your own backyard.



Situated on twenty-two hilltop acres with an incredible view of Lake Charlevoix is a beautiful Town & Country home with lots of detail and special charm. The stone fireplace is the starring feature, enjoyable from the kitchen, living and dining rooms. The spectacular master suite features a full bath with Jacuzzi and private sitting room, while the home office opens on to a three seasons room - the perfect respite from the stress of work. A bonus room over the garage expands the living area exponentially. The property has a copy-cat small log cabin for gardening. If you're looking for privacy and convenience, this property (located on the Boyne City side of Advance) is the ultimate location with great water access and nearby boat slips.

\$499,000
#462111

3 BED
2.5 BATH
3800 SQ/FT



Fantastic location just blocks from downtown Boyne City. This 2 bedroom, 1 bath home has a perfect backyard overlooking the Boyne River with a brand new firepit. The dining room has a peaceful view next to a cozy living room. This charming home has hardwood floors throughout with classic character. The in ground sprinkler system keeps the grass and garden luscious during the hot summer months. Head into town for a bite or sit and relax in the fenced in yard.

COMING SOON!
2 BED
1 BATH
1100 SQ/FT





In a peaceful setting at the top of the hill surrounded by an array of trees, this completely remodeled home is simply fantastic. A 3 bedroom home just outside of the city limits with a beautiful main-floor master suite. The kitchen is open and bright with white cabinets and a beautiful herringbone back splash. Dine next to multiple sliding doors for a peaceful view. The newly built stone fireplace is hands down the focal point of the living area. The lower level has two additional bedrooms, a full bathroom, and a walkout living area. Enjoy an above ground pool with a deck built around it on those hot summer days. This house offers easy maintenance with an underground sprinkler system touching the majority of the front lawn.

\$289,000
#462303

3 BED
2 BATH
2000 SQ/FT



\$329,900
#462228

2 BED
2 BATH
1550 SQ/FT

This custom 2-bedroom, 2-bath home was beautifully built in 2018, with single-story main-floor living. In pristine condition, enjoy low-maintenance living with an abundance of natural light. This home has a wide-open floor plan from living room, kitchen, and dining area, allowing for great times and memories to occur seamlessly with friends and family. The extended granite island with stainless steel appliances makes meals fun and simple. Soft-close custom kitchen cabinets and a large slider-doors pantry creates plenty of storage. Close to Peninsula Beach, with Boyne shopping, dining, farmer's market, festivals and activities also just minutes away!



Classic turn-of-the-century farmhouse on 3+ acres in a quiet countryside setting just minutes from downtown Charlevoix. The original trim work and hardwood floors have been maintained, while the mechanicals have been updated to recent standards. The interior features high-end kitchen appliances, custom concrete counter tops, beautiful hardwood floors and even an enclosed back porch hot tub. The family room could serve as a main floor fifth bedroom. Enjoy sitting around the hilltop fire pit with Lake Michigan views or ride your bike to the new upscale brewery just down the road. Perfect for the growing family or a great second home.



\$298,000
#461180

3 BED
2.5 BATH
2384 SQ/FT

This 3 bedroom home is nestled in the Loeb Creek Estates, featuring Loeb Creek frontage, a large lot, and a view of nearby historic Castle Farms and all within minutes of beautiful downtown Charlevoix. Special features include a relaxing front porch, ceramic tile foyer, an open floor plan, new carpeting throughout and a beautiful great room with a vaulted ceiling, and an expansive kitchen with oak cabinets/pantry, opening to large deck overlooking the creek. So many special features in this home, it must be seen to be fully appreciated.

\$229,550
#458725

3 BED
1.5 BATH
1360 SQ/FT

Pleasant 3 bedroom home on Charlevoix's North-side located near Lake Michigan beaches, ski hill & recreation facilities. Home features large laundry/storage room, huge basement recreation rooms, new carpet, new roof in 2019, office area and rear deck overlooking 2 1/2 acre private association park.

\$229,000
#462168

3 BED
2 BATH
1352 SQ/FT





Classic North side Charlevoix home one block from Lake Charlevoix's Depot Beach. Open interior features stone and wood floors, wood-beamed cathedral ceilings with all the charm of a classic Charlevoix summer home. Truly the preferred Charlevoix location for year-around enjoyment.

\$320,000
#461408

3 BED
2 BATH
1256 SQ/FT

Located approximately 4 miles South of Charlevoix on Ferry Road, this 2 bedroom 1 1/2 bath ranch style home sits on approximately 4 acres. Home has an open dining and kitchen area, spacious living room, full basement and a detached pole barn which consists of a two car area and workshop. Home also features an existing storage shed. Home has a pellet stove in the kitchen/dining room area.

\$159,900
#462135

2 BED
1.5 BATH
1277 SQ/FT



Exceptional northside Charlevoix location offering over 2,000 sq ft in main house with 3 bedrooms/2 baths all on one level, plus a 24x24 well insulated cedar sided 1 bedroom/1 bath guest cottage off the private back deck. All this on 3 City lots, plus a 24x30 oversized garage. Hardwood floors, wood-burning fireplace and abundant living space creates a special Charlevoix opportunity. Porcelain kitchen flooring and steps from the first tee of the Municipal Golf Course and short walk to a spacious Lake Charlevoix beach. Recent upgrades include new roof and windows in 2018, updated ceramic bathroom and painting.

\$349,000
#461288

4 BED
3.5 BATH
1244 SQ/FT





Freshly painted, new appliances, located one block from city golf course, tennis and pickle ball courts, and only two blocks from the historic Depot Beach, and a pleasant strolling distance from downtown Charlevoix.

\$249,000
#459834

3 BED
2 BATH
1917 SQ/FT



Neat bungalow mere steps from Lake Michigan beach and Charlevoix's premier public library. Enjoy a lovely walk downtown and experience local restaurants, shopping and a world-class harbor. Currently approved as a short term rental with an impressive record. Seller is a licensed realtor.

\$189,000
#460952

2 BED
1 BATH
792 SQ/FT



In beautiful Charlevoix, this single-story 3 bedroom, 2 bath in-town home is across from the golf course, next to the tennis courts, and close to the beach. An easy stroll from downtown, this home is just a few cosmetic updates shy of perfection - a great find at this price-point. The third room off the garage is ready to be turned in to one or two bedrooms with the additional garage space. With a fenced-in back yard area, on a city double lot and one car garage it has the whole package. The natural gas furnace and water heater are newer. Check it out soon.

\$159,900
#461966

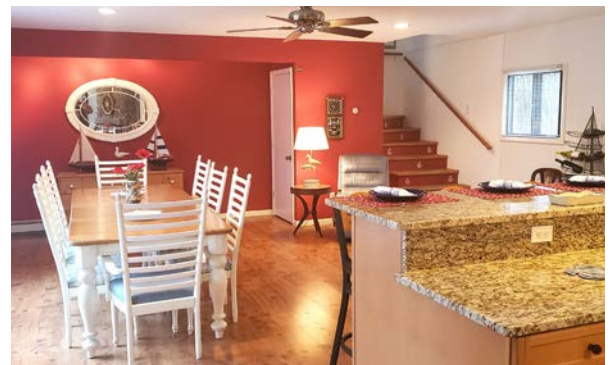
3 BED
2 BATH
1200 SQ/FT



Spacious cathedral ceiling and open floor plan makes this a very comfortable home to enjoy, overlooking Loeb Creek and near historic Castle Farms. Partially finished basement has possibilities for more living space, bedroom or work shop. Large two-stall garage, storage shed, fenced back yard. Sellers are licensed Realtors in State of Michigan.

\$279,000
#460069

3 BED
2.5 BATH
2920 SQ/FT



With Lake Charlevoix public beach and waterfront nearby, summer people enjoyed this quiet cottage neighborhood for decades. Still has the feel of Old Charlevoix, and is well maintained and ready to enjoy. Fireplace, granite counter tops, wood floors and oversized garage make it as convenient as it is nostalgic. This is a great alternative to a condominium for the price or even a year-round residence.

\$239,000
#458304

3 BED
2 BATH
3298 SQ/FT



Experience living in the heart of Charlevoix, with this 4-bedroom, 2-bath home, walking distance to beautiful Lake Michigan. The fenced in back yard and covered porch are great for soaking up summer. Shopping, dining, Charlevoix's beloved library, and the farmers market are just a short walk away. Join the neighborhood by making this charming 2-story home yours!

\$249,000
#462227

4 BED
2 BATH
1520 SQ/FT



Renovated Charlevoix farmhouse on 8.8 acres within minutes of downtown. There is an exceptional opportunity for additional income as the property was a former dog kennel/grooming facility. There is a main floor master bedroom with full bath, recent laminate wood flooring, kitchen update with granite counter tops and an overall picturesque country setting. The kennels can also be repurposed into an abundance of storage. There's even an almost turn key chicken coop ready for those farm fresh eggs.

\$209,000
#461810

3 BED
2.5 BATH
1946 SQ/FT



\$299,500
#461994

4 BED
3 BATH
2800 SQ/FT

Immaculate home in a fantastic area. Truly a turn-key property. Appliances, roof, furnace, hot water heater all new within the last 5 years. Heated garage and a full kitchen in the lower level. Wood-burning fireplace in the living room. Meticulously maintained. Very nice wooded lot within a mile or so from town. Beaches, boat launch, swimming all close by. Call for your personal tour.



Pleasant two-bedroom home close to downtown Charlevoix ready for immediate occupancy. Updated stainless appliances, hardwood floors, huge open living and dining area plus an enclosed front porch. Full basement offers expanded family room options.

\$199,000
#462015

2 BED
1 BATH
1212 SQ/FT

The sandy beaches of Lake Michigan, Mt. McSaubia Recreational Preserve and Public golf links all within a short walk; or get on your bike and take the trail all the way to Petoskey. Stroll down historic Michigan Avenue to enjoy all that center of town has to offer: million-dollar views of the harbor, dining choices and interesting retail stores and recreational options. After a great time come back and enjoy some quiet time on the back deck and maybe a cold beverage as the grill heats up. This remodeled and expanded ranch home with expansive great room has hardwood floors, updated kitchen and baths and a partially finished basement (so much potential). Garage has plenty of space for toys for all the fun we have in Charlevoix.



\$329,000
#461910

3 BED
1.5 BATH
1547 SQ/FT



This cozy, warm and friendly three bedroom, two bath home awaits your arrival. The yard may provide a lifetime of memories playing games, sitting on the deck with your morning coffee or star-gazing at night. Located in the Ironton area just up the road from the Ironton Ferry provides easy access to Castle Farms, Charlevoix and East Jordan. A simple trip across the ferry finds you on a scenic road Boyne City.

\$169,000
#461645

3 BED
2 BATH
1800 SQ/FT



Stunning home with breathtaking views of Lake Charlevoix. Located high above it all, you can watch the festival fireworks of Boyne City, Charlevoix, and East Jordan. This five bedroom, five bath home on 16 acres has the square footage for large gatherings and plenty of room to roam. Practice your short game over the pond and past the sand trap, with magnificent fall color views leading to the open water. Inside, the in-floor heating will keep your toes warm all winter and the central air conditioning will provide cool relief on a hot summer day. Plenty of bedrooms and baths, gas fireplace, three car-heated garage, and all kinds of storage (check out the 48' x 32' pole barn with 14' doors...). Between the expansive deck and wet bar in the walkout family room, this home is perfect for entertaining all year-round.

\$529,000
#462087

5 BED
5 BATH
5410 SQ/FT



Located in South Arm Township on the edge of East Jordan, just a minute from downtown. Three bedroom, 3 bath home, full lower level is finished with fresh paint and detached 2 car garage. Also included is a large custom garage with heated floors, driveway and sidewalks. Great space for boats and workshop and heated winter activities. This fine home has an upscale kitchen, dining and living area and large master suite. Home is in great shape and move in ready. Property has a fenced in yard and not far from the South Arm of Lake Charlevoix.

\$269,900
#462334

3 BED
3 BATH
1728 SQ/FT



Fully renovated ranch style home on wooded lot in Hillcrest Subdivision in East Jordan. This 4 bedroom, 3 bath home boasts an upscale kitchen, open floorplan and beautiful updates throughout. Lower level features a welcoming family room. Expansive 3-car garage, Lake Charlevoix view and shared private lake access with homeowners' association membership (optional).

\$279,500
COMING SOON!

4 BED
3 BATH
2425 SQ/FT



Backing up to State land, this four bedroom, three bathroom home is just shy of 10 acres and has Scott's Creek flowing through the property. Abundant with apple trees, blackberry/raspberry bushes. The property has a workshop and shed as well as additional out buildings. Option to build on this property as it has additional infrastructure allowing for another residence or building. The home features cathedral ceilings in the kitchen and living room with hardwood flooring and tile, spacious bedrooms and three generously sized bathrooms. Jordan River and snowmobile trails just a half mile away. Close to downtown East Jordan. Great place to call your own!

\$119,000
#462293

4 BED
3 BATH
1939 SQ/FT



Mostly wooded 80-acre parcel in northern Antrim County teeming with wildlife. Nice open area around this two story home with a deep one car attached garage. Surrounded by other large parcels, this equates to a sportsman's paradise. Lakes, trails, woods, and adventure. Respite or a primary home? This home may satisfy either.

\$204,500
#461325

1 BED
1 BATH
1550 SQ/FT



Experience Northern Michigan at its best in this majestic home! Take in beautiful panoramic views of Lake Charlevoix from the inside and out on the spacious deck. In a spectacular location on 10 acres, this majestic 3-bedroom 3.5 bath has over 3900 finished sq/ft with an open floor plan and endless entertainment opportunities. Light shines through large windows in every room. In the winter, relax in the great room with the warm wood-heat of the fire place. The main floor master suite features a deep jacuzzi tub, his/hers vanities, and a full-size walk-in closet. The 24' x 25' 2-car garage is heated with many amenities. Come check out the perfect up-north home!



\$639,900
#462041

3 BED
3.5 BATH
3965 SQ/FT



East Jordan - wonderful opportunity with tons of room to roam. This country home is quietly set in a beautiful location just outside of town. This lovely house is surrounded by a peaceful 15-acre parcel with an amazing pole barn, making it a great place for the growing family or even a small hobby farm. Enjoy the single level living of this ranch style home with a full walkout lower level. The massive 44' x 74' pole building leaves lots of options for the new owner to use and/or rent. Lastly, do not overlook those incredible sloping countryside views of the Jordan Valley. Simply put this is a great property at a great price.

\$235,000
#462058

3 BED
3 BATH
2354 SQ/FT



Come enjoy country living only minutes from downtown Petoskey. This charming custom-built home sits on a large lot surrounded by many mature trees. The home features an open floor plan, with a large kitchen with granite countertops and unique features such as a tap on/off faucet. Detailed design with cathedral ceilings, large rock fireplace and plenty of natural light, and crown molding with custom lighting throughout the main level. Upstairs has an extra large bedroom, walk-in closets and an office or sitting area. The over-sized 2-car garage has heated floors with drains, extra space for working on projects and a half bath. The basement also has heated flooring, and access to the outdoor homeowner's common area.



\$439,000
#461738

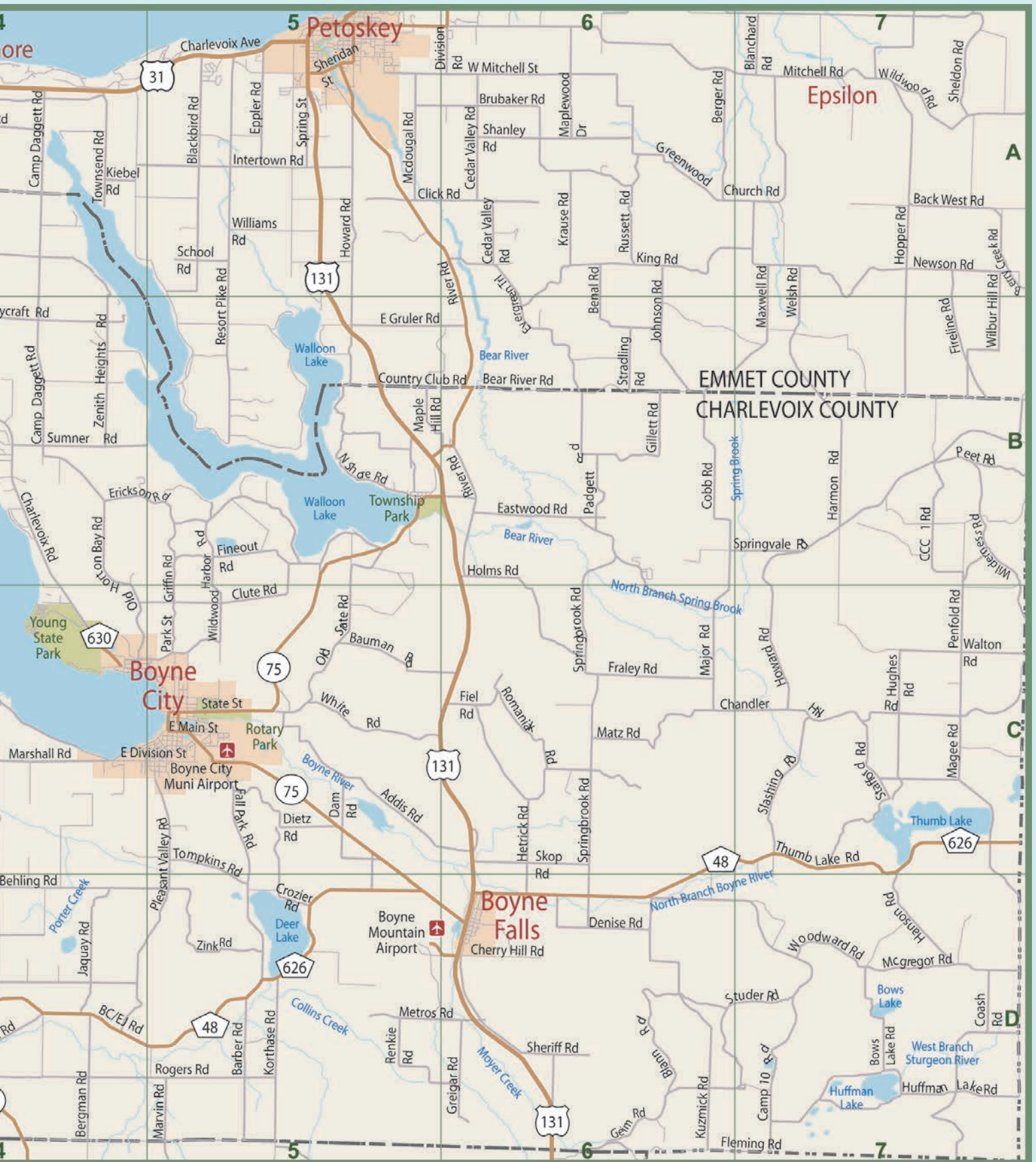
3 BED
2.5 BATH
2747 SQ/FT



LAKE CHARLEVOIX



WALLOON LAKE







CONDOS

THE HARBORAGE
HARBORAGE POINT
SOMMERSET POINTE
THE WEATHERVANE
POINTES NORTH INN
BOYNE MOUNTAIN RESORT

THE HARBORAGE



One of the largest condos in the Harborage development, a much-coveted corner unit has five bedrooms and four full baths and over 2700 square feet of living space. This ground floor walkout has been updated; granite counter tops, wood floors, new windows, air conditioning, one-car garage and so much more. Incredible sunset views and 2500' of shared access to some of the best sand on Lake Charlevoix. This turn-key condo is being sold partially furnished.

\$640,000
#462073

5 BED
4 BATH
2760 SQ/FT



A fantastic remodeled unit in the sought-after Harborage Association. This 3-bedroom, 2.5 bath unit has incredible views and 3 private balconies. Soft, calming colors complement the stonework in the kitchen. The dining room sits just off the kitchen with windows drawing in an abundance of light. Lounge with a view from the living area or move out to the balcony overlooking the water. The master bedroom has a private balcony with a sliding barn door leading to the master bath. The upper level boasts two spacious bedrooms. The waterside bedroom has its own private balcony. In addition to the bedrooms, the loft has a living area that serves as a home office with a relaxing view.

\$549,000
#462384

3 BED
2.5 BATH
2100 SQ/FT

HARBORAGE POINT



On the South Arm of Lake Charlevoix, this striking first floor waterfront unit has walkout access onto your own 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. Spacious open floor plan living, dining, and kitchen means there's a water view from most rooms. Custom shutters on every window gives the home that classic cottage look.



\$209,900
#460154

2 BED
2 BATH
1009 SQ/FT

SOMMERSET POINTE



Fantastic Somerset 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.



\$715,000
#461940

3 BED
2 BATH
2195 SQ/FT

THE WEATHERVANE



Great rental unit at The Weathervane Terrace Inn and Suites in downtown Charlevoix. This fully furnished one bedroom condo hotelsuite is located on the 2nd floor (Door #60) and offers Lake Michigan views. The association offers pool and hot tub along with on siterental management. Call the listing agent for details on rental income.

\$74,500
#462165

1 BED
1 BATH
477 SQ/FT

POINTES NORTH INN



Ground floor unit at Pointes North Inn. Great get-away unit plus rental income with the appeal of walking distance to all of Charlevoix's attractions, restaurants and shops. Indoor/outdoor pool and large screened porch makes this a good value.

\$109,000
#461427

1 BED
1 BATH
550 SQ/FT

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! With 220 hotel rooms all connected to the Avalanche Bay Indoor Waterpark - the Mountain Grand Lodge and Spa is the perfect habitat for anyone seeking an escape from the everyday.



\$85,000	\$119,900	\$189,900	\$345,000
#461113	#458404	#458519	#458845
1 BED	1 BED	1 BED	4 BED
1 BATH	1 BATH	2 BATH	3 BATH

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.



\$510,000
#460414
4 BED
4 BATH

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.

\$449,900
#460807
4 BED
3 BATH

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.



\$75,000
#459552
2 BED
2 BATH



\$299,900
#460637
2 BED
2 BATH

1/4 OWNERSHIP

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

\$19,500	#460192	Views of Alpine 12
\$19,900	#458406	Quiet and wooded
\$40,000	#458429	Use of Kitz Cabin
\$50,000	#458847	Meadow with Southerly views
\$50,000	#458873	Wooded with great privacy



EDELWEISS CLUB

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

\$31,500	#461886	Beautiful wooded home-site near Deer Lake
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THING HAPPEN AT BOYNE MOUNTAIN

If you've been here, you know. If you haven't, take our word. We understand how to have fun. And not just the kind of fun people talk about at work on Monday morning - but the kind that keeps them smiling to themselves all week long. Mountain Stats If you're a numbers person, here's the breakdown. We've got 415 skiable acres, 500 feet of vertical, and infinite winter fun. Together, it all adds up nicely.







LOTS

BOYNE CITY
CHARLEVOIX
EAST JORDAN
BELLAIRE
HARBOR SPRINGS
PETOSKEY
KEWADIN
ELLSWORTH
PETOSKEY
IRONTON
BOYNE FALLS



WATERFRONT LOTS

Exceptional Clevenger lot with 100' of private Lake Charlevoix frontage. Approximately 1.1 acres situated about 170' above the water, the lot can accommodate a home with spectacular panoramic views of Lake Charlevoix. (Association is responsible for tree trimming to maintain lake views when homes are constructed.) Utilities, including gas, electricity, phone and septic field hook-up are installed to the lot. Waterfront area is across from the Associations' parking lot on Lakeshore Drive. The lot is located on a cul-de-sac and bordered to the east by a common area for additional privacy.

\$229,000 #461687

DEER LAKE - Property includes 43.8 acres and 377' of privately owned Deer Lake shoreline, with road frontage on both Deer Lake and Korthase roads. Deer Lake - perfect for fishing, kayaking and canoeing. The waterfront is also right next to the Deer Lake boat launch. Across Deer Lake Road the acreage includes the corner lot and runs southward. It's almost 100% wooded, a short distance to Boyne Mountain, and just a few miles outside of Boyne. Build on the corner and enjoy the lake view.

\$69,900 #462066

WATER ACCESS LOTS

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 covered pavilion and picnic area, as well as set-aside natural areas. Villa de Charlevoix is perfectly located between Boyne City and Charlevoix, with easy access to Petoskey, too. Build here and enjoy the Golden Triangle of northern Michigan, perfect for an any-season retreat or a permanent home.

\$35,000 #455066

This is the perfect Boyne City home building site perched above the city and lake just outside the city limits. It is health department approved and equipped with natural gas to the site. With a small knoll on the back of the lot, build a beautiful home in a high quality spacious neighborhood.

\$64,900 #460119

A very reasonably priced lake view lot only one block from Lake Charlevoix with a little elevation for all-season lake views. In a neighborhood of newer homes with underground utilities and natural gas, this is an ideal location for your next home. Level building envelope, proximity to Boyne City schools, downtown shopping and dining, Boyne Mountain skiing and golf, as well as public access and swimming sites. Why not make 907 Lakeview Drive your last forwarding address?

\$69,000 #459747

Two side-by-side lots in the Clevenger association with fantastic potential. The property has a slow gradual slope towards the water with great options for building sites. Leave the trees for added privacy or clear it out for a spacious yard. There are views of Lake Charlevoix that are better in the colder months. These two lots must be sold together. Be a part of this exceptional community that is so close to town and gives you all the conveniences you could ever need.

\$174,900 #461420

Build your dream home in the maintenance-free residential development, Harborage Heights. Property is an easy distance to Boyne City's vital downtown and within a couple blocks of Lake Charlevoix public beaches and access. Association dues include summer yard maintenance and winter snow removal.

\$27,000 #462054
\$59,000 #462052

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!

\$38,900 #458320

Nice building parcel just inside the city limits of Boyne City. Parcel is within walking distance to Downtown with enough room to stretch out and enjoy your privacy. Nice open lot gently sloping to the North, offering you that southern exposure all year round. Nice sandy soil allowing for ease of building and keeping the costs low. Great opportunity to get a large parcel with all the benefits of living in town and all the perks of living in the country.

\$34,900 #461062

Two wonderful lots totaling approximately half an acre, just a few blocks from Lake Charlevoix. This location is minutes to four public beaches and two parks. If you are thinking of building in Boyne City, these lots are a must-see. Walk to town for shopping, dining and festival fun!

\$11,000 #457752

A beautiful Boyne City location with panoramic views of Lake Charlevoix in an established neighborhood of lovely homes. Lakeview Estates is thoughtfully designed, with plenty of green space and generous lots - 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. Near Boyne Mountain, and even closer to Lake Charlevoix's beach and marina options.

\$129,900 #460312

Two side by side lots in the Clevenger association with fantastic potential. The property has a slow gradual slope towards the water with great options for building sites. Leave the trees for added privacy or clear it out for a spacious yard. There are views of Lake Charlevoix that are better in the colder months. These two lots must be sold together. Be a part of this exceptional community that is so close to town and gives you all the conveniences you could ever need.

\$174,900 #461420

Two wonderful lots totaling approximately half an acre, just a few blocks from Lake Charlevoix. This location is minutes to four public beaches and two parks. If you are thinking of building in Boyne City, these lots are a must-see. Walk to town for shopping, dining and festival fun!

\$11,000 #457752

Ideal building site for a residential home. Property is located across the road from Rotary Park and a short walk to down town and Lake Charlevoix. Consider this location if you want to build in town.

\$29,900 #459894

Ideal building just inside the city limits of Boyne City. Open lot gently slopes to the north, offering southern exposure all year round. Great opportunity to get a large parcel with all the benefits of living in town and all the perks of living in the country.

\$34,900 #461062

Mostly wooded, approximately half acre lot, with park access on Susan Lake near Charlevoix. Backs up to acres of Oyster Point Condo Association property. Inexpensive lot opportunity for housing and Hayes Township zoning and building requirements.

\$6,500 #461953



WATERFRONT LOTS

LAKE MICHIGAN - Foxview Farm Estates is approximately ten minutes south of Charlevoix with countryside views dotted with orchards and farm houses, the horizon framed in the deep blue of Grand Traverse Bay. The association has more than 50 acres of common land, and is divided into lots, each with elevated, panoramic views of Lake Michigan, Grand Traverse Bay, and the Fox Islands. There is a paved road and underground utilities - everything necessary for a new build.

\$32,500 #461789

\$34,000 #461788

Located just down from historic Ironton Ferry in the Narrows and short walk to marina and fine summer dining at the Landings. Gently sloping lot with deep water mooring. Not many vacant parcels left on the Lake. Don't let this one slip away.

\$379,000 #460063

ADAMS LAKE - Lake views, waterfront on scenic fishing lake. 4 miles to Lake Charlevoix, launch and town. Quiet, park-like setting among new homes, land contract terms. Lot 5 also available.

\$24,900 #412642

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.'

\$139,900 #461437

\$89,000 #462193

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.

\$159,900 #461092

Sandy beach and hard-bottomed lake frontage that stretches for over 840 ft. Panoramic views from the Channel into Round Lake to Evergreen Point. Enjoy the perfect swim beach and a private. Generous building site has been improved and is ready for a summer or year-round place. Natural gas, city electric, shared septic. Wonderful opportunity to get benefits of lake frontage at a very attractive price.

\$210,800 #452243

WATER ACCESS LOTS

Great location on South Arm of Lake Charlevoix. Generous wooded lot with 700' of shared sandy beach and Clubhouse. Keep your boat and the dock for convenience or take a short road trip to Charlevoix or East Jordan for fine dining and shopping.

\$45,900 #451019

Extraordinary opportunity to enjoy 860' of sandy beach on Lake Charlevoix, shared dock, and panoramic views. This lot is ideal for a walk-out contemporary cottage. Enjoy the feeling of a 20 acre quiet, natural setting with deer, fox, eagles, and other wildlife to enjoy. Plus, best seats in the house for Wednesday night sailboat races.

\$299,000 #447569

Development parcel (units 5-8 as a whole) for motel/condo. Infrastructure permits in place for 4 units. Adjacent property also available for R-4 development.

\$50,000 #433780

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.

\$100,000 #433779

A view like no other, this lot in the Ridgeland is simply gorgeous. Overlook Lake Charlevoix and an abundance of wildlife. Watch the deer graze the countryside and the ever changing landscape from season to season. The Ridgeland include some common areas, protecting the countryside appeal. Centrally located between Boyne City, Charlevoix, and Petoskey, this lot hits the trifecta!

\$79,900 #458025

This wooded, 5.6 acre parcel, located about 10 minutes south of Charlevoix is a perfect location for your full-time home or vacation get-away. In the summer, take advantage Lake Michigan a short distance from home at Norwood Township Park. In the winter, snowshoe and cross country ski at Fisherman's Island State Park. Privacy and close proximity to natural amenities.

\$34,900 #461337

Nice wooded lot at the Charlevoix Country Club. Paved road with all utilities on site. In prime location.

\$24,900 #461676

This wooded, 5.6 acre parcel, located about 10 minutes south of Charlevoix is a perfect location for your full-time home or vacation get-away. Enjoy all seasons... In the summer, take advantage Lake Michigan a short distance from home at Norwood Township Park. In the winter, snowshoe and cross country ski at Fisherman's Island State Park. Privacy and close proximity to great amenities await!

\$34,900 #461337

Excellent location 500' 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.

\$39,900 #458479

Nice Building lot in an established subdivision. Located just South of the City of Charlevoix and close to Lake Michigan and LakeCharlevoix. Lot is private and ready for your new home.

\$9,900 #460980

\$9,900 #460981

\$9,900 #460982

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. Or leave it like it is and create a nature preserve you can enjoy for a lifetime!

\$99,000 #461026

View of Lake Michigan, great residential building site condominium near the Village of Norwood.

\$79,900 #462011

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. Great location for a family home or hunting retreat - or both! The property borders the Mallard Creek Nature Preserve with its 70 acres of protected land.

\$199,000 #461027

Great location, easy access to Lake Michigan through Barnes Park. Torch Lake Township, Section 1. Well and septic needed. Corner lot dimensions are 152.6' x 95.1'.

\$9,900 #460978

Great building site. Close to beaches, ski hill, and bike/walking trail. All just a stone's throw away.

\$22,000 #459940

Desirable lot located in a great neighborhood. The township park with soccer fields and baseball diamond are nearby, as is the Mt. McSauba recreational area. Convenient to downtown Charlevoix shopping and dining.

\$24,900 #457483

Two adjacent properties for one price! Build your dream estate in Stonebridge, a gated community of the Charlevoix Country Club on the desirable north side of town. Two gorgeous parcels, overlooking the pond and enjoy the peaceful privacy. You won't find another building location comparable to these in this outstanding association -- just under 2 acres with natural gas, high speed internet and municipal utilities available. Lot 47 is more wooded, Lot 46 is more open with pond frontage.

\$44,000 #459599

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.

\$32,000 #450926

Beautifully wooded 10 acre parcel with rolling terrain and mature hardwoods. Quiet and secluded. This is a slice of the northern Michigan apple pie & ice cream dream of land ownership.

\$38,000 #461850



WATERFRONT LOTS

Here is a vacant lake lot with great sand bottom with a gradual slope to the water. Private with nice width and good depth so you can build an additional pole barn or garage for storage. Large mature trees, and a paved road with a great westerly view for sunsets. Good location between East Jordan and Boyne City on the South Arm of Lake Charlevoix for water skiing, sailing, boating and a short boat ride to The Landings in Ironton for dinner. This is the lot that everyone describes as "one-of-a-kind."

\$524,499 #461535

Located on the west side of Six Mile Lake Road, this 1.5 acre parcel has 300 +/- of waterfront. A stream borders the south property line that has created a great sandy shoreline/ swimming area. A parcel of this size provides many options for building or views, with plenty of yard space remaining. Parcel lays south of Ellsworth and north east of the Bellaire area for skiing options.

\$239,900 #460295

WATER ACCESS LOTS

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. This association offers a sandy beach, clubhouse and boat slips on availability basis. The building site is mostly wooded and in a great location with all the amenities that waterfront property has to offer, without the price or maintenance.

\$69,900 #459964

Situated on a quiet paved neighborhood road, this building site is centrally located between East Jordan and Boyne City, and easily accesses 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.

\$26,900 #458767

Want to have access to Lake Charlevoix? This friendly community is a wonderful place to build your dream house. The shared lake access is 216' with a private boat launch, sand for the kids, grills, picnic tables, and so much more. Old growth wooded walking trails to enjoy the incredible wildlife. The deer and turkey are regular visitors to this community. Lot on east side also available.

\$40,000 #460019



WATERFRONT LOTS

SIX MILE LAKE - Located on the east side of Six Mile Lake on Miles Road, this 103' Six Mile Lake lot has a very nice sandy shoreline and a slow slope towards the lake. Mixed trees with property facing the west for sunsets. Miles Road is paved, great building site not far from East Jordan, the Jordan River and many ski resorts.

\$69,900 #459549

SIX MILE LAKE - 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.

\$55,900 #461709

SIX MILE LAKE - Located on the West side of Six Mile Lake this vacant lot is wooded and appears to have a nice swimmable area. Nice parcel to build your future cottage.

\$65,000 #462001

CROOKED LAKE - Located just north of Petoskey lies a gorgeous waterfront parcel on the Inland Waterways - Michigan's longest chain of rivers and lakes. 2.73 acres with 129' of waterfront on Crooked lake. Ideal building site for a walkout lower level and west-facing views. The adjoining 2.64 acre parcel is also available; you could have over 5 acres and 260' of waterfront. Don't miss this opportunity to have acreage on a spectacular inland lakes with a gateway to the world.

\$174,900 #461992

WATER ACCESS LOTS

BELLAIRE - Beautiful wooded lot in the charming Shanty Creek Golf Course. Located on a dead-end private, gated, drive at the Shanty Creek Resort's Golf Meadows Condominium with the deeded shared access on 300' of Lake Bellair's shore. Municipal water, electricity and cable are available at the street. Build your getaway home while enjoying to the many activities this area offers. Bellaire is a quaint Northern Michigan town with biking and hiking trail.

\$19,900 #461737

KEWADIN - Great location with shared Lake Michigan access!

\$30,000 #461872

\$50,000 #461880

\$30,000 #461873

\$50,000 #461881

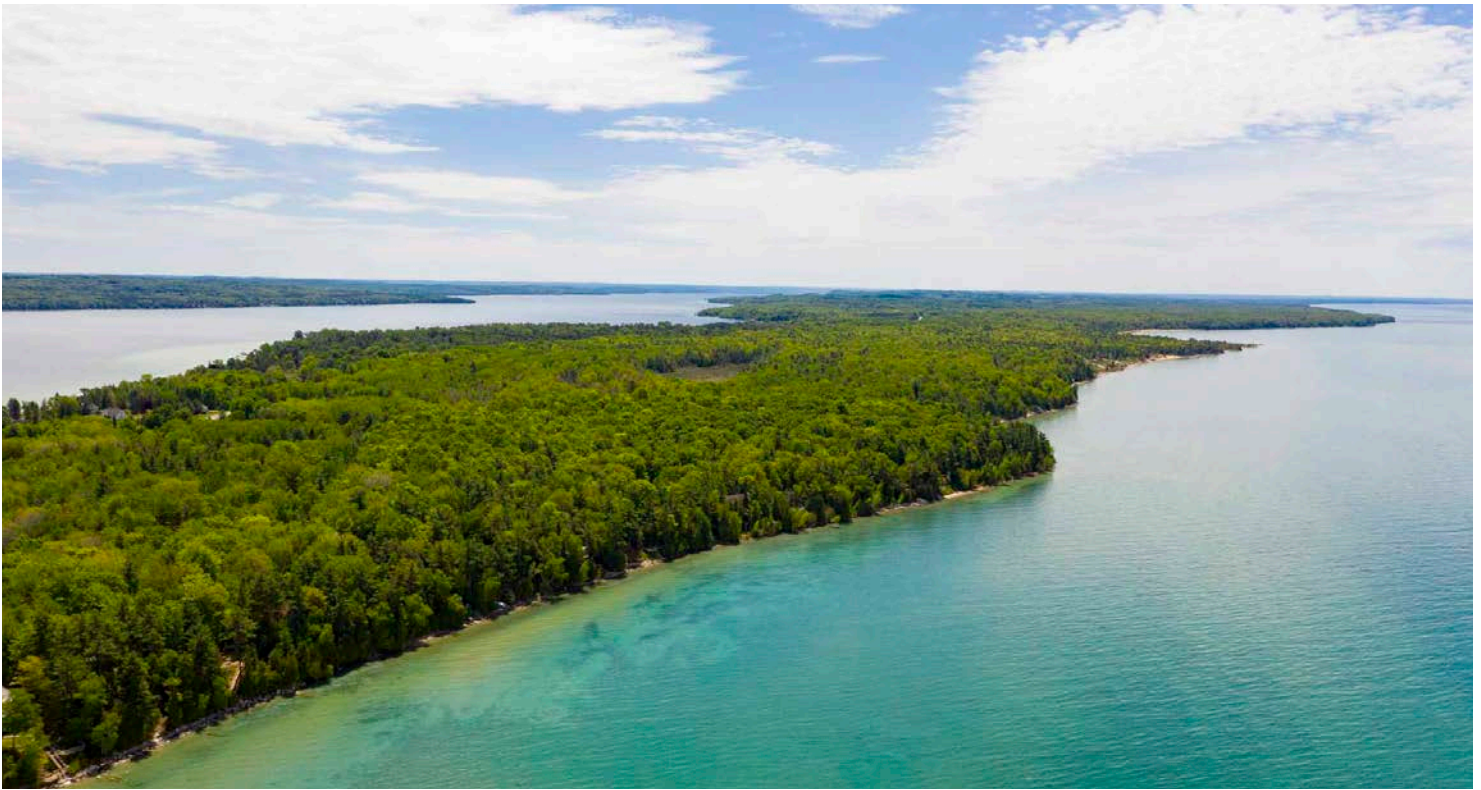
\$50,000 #461877

\$110,000 #461871

\$50,000 #461878

\$460,000 #461870

\$50,000 #461879



WATERFRONT LOTS

KEWADIN - Approximately 108' of Grand Traverse Bay frontage is waiting on you. The crystal blue water and sandy beach create a perfect paradise. This beautiful wooded lot is ready for your dream home. Centrally located to Charlevoix and Elk Rapids with nearby golf courses and wineries. After a long day swimming, kayaking and boating on the lake you can look forward to coming home to one of Michigan's breathtaking sunsets. With very few building sites left on the bay, this is a gem of a find.

\$249,900 #461326

ELLSWORTH LAKE - Two waterfront building sites, each \$39,900. Each site is two lots with 100' feet on Ellsworth Lake, with Rushton Road running between the lake and the lots.

\$39,900 #459777

LAKE MICHIGAN - 100' on Lake Michigan. Beautiful building site with sugar sand beach frontage. Driveway and building site are in. Very desirable Michibay Subdivision, east of Manistique. Lot size 260 x 100. Health Dept approved for a residential septic system. Great building site - trees, sand, elevation and nice location. Priced to sell. Doyle Twp, Schoolcraft County. Electric available from Cloverland Electric Cooperative.

\$89,900 #460675

RESIDENTIAL LOTS

PETOSKEY - Three acres plus 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 great northern Michigan location - something for everyone, every season!

\$65,900 #454807

IRONTON - Generous building sites in Birch Ridge development in Village of Ironton. Close to public boat launch and snowmobile trails. Also in close proximity to Lake Charlevoix public access.

\$18,000 #440737

BOYNE FALLS - Lot 38 Mountainview Condominium. Located not far from the slopes, golf course, water park and all amenities in Boyne Mountain. Would make a great home site, not only for all that Boyne USA has to offer but is located between Boyne City, Petoskey and Gaylord.

\$47,900 #460859

EAST JORDAN

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 allowing for multiples uses and up to four stories. All existing historical site documentation and environmental data is available upon request. It has southerly views towards the Jordan River valley and north westerly views to the south arm of lake Charlevoix.

\$199,900 #460916

Located four miles outside of East Jordan heading towards Charlevoix on Metz Road. Nice building site, open terrain with mixed trees. Nice country views.

\$26,500 #460624

HARBOR SPRINGS

Lovely Lot in a well established neighborhood. The lot is located just moments from Harbor Springs city limits in a private associated, Broken Ridge. The association offers paved roads, underground utilities and natural gas not to mention water views that exist in select locations of Harbor Springs and Petoskey areas. 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.

\$119,900 #459534

Lovely building site in a well-established neighborhood. This parcel is south-facing offering full sun and a open level terrain; perfect for a new home. Own this lot alone or two lots at the end of the cul-de-sac also offering great building sites and seasonal water views of the Little Traverse Bay on Lake Michigan.

\$23,500 #461667

\$29,500 #461668

\$49,500 #461669 (both lots)

2 Acre parcel located in a well established neighborhood. 80% wooded parcel with gentle rolling valleys that lend to a walk out basement building site. Property is located in the township of Pleasantview just North of Harbor Springs. A short drive to everything that any outdoors enthusiast would desire.

\$24,900 #461020

Outstanding water views of Little Traverse Bay from the building envelope of this lot, located near Harbor Springs city limits in a private association, Broken Ridge East. The association offers paved roads, underground utilities and natural gas. Lake Michigan is just a short scenic drive away.

\$99,900 #459544

\$149,900 #459532

\$99,900 #459545

\$149,900 #459533

\$139,900 #459542

\$149,900 #459540

\$139,900 #459543

\$189,900 #459541

\$139,900 #459547

\$199,900 #459535

\$139,900 #459549

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.

\$7,9000 #460843

Buildable parcel in a nice location just outside of Bellaire and close to Schuss Mountain Ski and Golf Resort. This area has all that northern Michigan has to offer, close to the Antrim County Chain of Lakes, golf, skiing, mountain biking, snowmobiling and anything else the outdoorsman in you can think of.

\$11,900 #461682

Beautiful wooded lot in the charming Schuss Mountain area, one of Shanty Creek Resort's three villages. Municipal water, electricity and cable are available at the street. Skiing, golfing, biking - all this and just a short distance from some of the finest lakes in the state. Nearby Bellaire offers mountain biking and hiking trails. Several lots available, starting at \$4,900.

\$4,900 #461716

\$4,900 #461717

\$6,900 #461735

ELLSWORTH

Centrally located in the Village of Ellsworth with a short drive to East Jordan, Charlevoix and all the area lakes. Open and level terrain make this lot ideal for building your home near the center of town within walking distance to Ellsworth Lake and schools.

\$5,900 #461680

Large open ridge with Lake Michigan views provides an ideal building site in quality neighborhood. Ample lot width insures privacy for future home location. All buried utilities to insure unobstructed lake views!

\$39,900 #460855



BUSINESS & STORAGE

RETAIL
DINING
STORAGE UNITS
BUSINESS DIRECTORY

BOYNE CITY - RETAIL



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. The building sits on two combined city lots while overlooking the flowing Boyne River and is a well recognized storefront in town. The upstairs was formally an apartment and is currently being used as an office. This space is easily expandable to make a fantastic second floor living space. Live just steps from work making for an easy morning commute. Rarely does such a lovely space in the midst of downtown become available.

\$374,900
#456789
3383 SQ/FT



A Boyne City icon - This building was completely renovated top to bottom in 2015. An inviting space for children and adults to encourage a passion and learning for art is ready for new owners. Amazing thought and workmanship was put into each and every one of the 3200 square feet. There are endless possibilities for this beautifully designed, multiple level business. With an historic train car, a bright and welcoming exterior, and perfect location in downtown Boyne City, the time is now to start your next endeavor.

\$549,900
COMING SOON!
3200 SQ/FT

EAST JORDAN - RETAIL



Located on a Michigan Hwy M-66 in the city of East Jordan with easy access for traffic. This commercial building offers a functional floor plan and has been used as a church, bank and a physical therapy office. Great opportunity for all your business needs. Seller would be willing to lease property.



\$178,400
#461536
2256 SQ/FT

EAST JORDAN - RETAIL



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. The second story has living or commercial potential.

\$179,900
#461710
4324 SQ/FT

CHARLEVOIX - RETAIL



Ideal Bridge Street location for a small business. Great exposure on Charlevoix's main street has 636 sq. ft. of retail space and a 771 sq. ft. 2 bedroom, 1 bath residential unit. This building is a must see for the ambitious entrepreneur.

\$180,000
#459694
1400 SQ/FT



Brand new 5600 sq. ft. building with 194 feet of frontage on Bridge Street. Prime location for your retail business or office. Join local favorite Pigs Eatn Ribs Barbeque to increase your traffic and visibility. Suite B is approximately 17.5' wide by 80' deep consisting of 1400 sq. ft. Lots of windows for great visibility and natural light. \$10-20 PSF Annual plus CAM.

\$4,000 / MO
#452945
1400 SQ/FT

BOYNE FALLS - RESTAURANT



Opportunity is knocking - The Whi-Ski Inn, a Boyne Falls icon and local favorite, is now available. This establishment has a reputation for fantastic food and an up-beat atmosphere. If you've been thinking about making the jump into the local restaurant scene, this truly is the opportunity for you. Located at the base of Boyne Mountain, draw in new-comers and return guests alike. With miles of trails nearby, this is an ideal stop for snowmobilers ready to warm up in the winter and bikers to cool off in the summer. Continue on the traditions of convenience and quality while starting your own. Real Estate is included.

\$399,000
#462186
1600 SQ/FT



CHARLEVOIX - DINING & LIVING



Charming 2-bedroom vineyard home and fully equipped turn-key winery operation located on 13 lush acres, just 5 miles from Downtown Charlevoix. Two+ acres of trellised grape vines, including Riesling and Cayuga White, is where the magic happens! The custom-designed 34' x 30' production building also provides storage space, and an additional 47' x 40' pole barn houses equipment, plus a workshop. A large fenced-in garden is the ideal place to harvest homegrown produce, and the pond provides a peaceful place for viewing wildlife. Established in 2007, this commercially licensed winery produces award-winning small batch wines from estate grown grapes and is certified with the Michigan Agricultural Environmental Assurance Program. This Northern Michigan gem provides a rare opportunity to take your passion for wine to the next level, plus enjoy the fruits of your labor!



\$749,000
#4622219

2 BED
1 BATH
920 SQ/FT



AJPP DEVELOPMENT



Natural gas is now at the site and ready for heating your unit! This unique luxury storage unit, sizes 40' x 64' or 20' x 64' can be customized for your needs and is located conveniently near Boyne Mountain in Boyne Falls, MI. This unit features 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! Keep in mind this unit is 64 feet deep when shopping for and comparing storage buildings.

40' x 64'	20' x 64'
\$114,900	\$62,900
#461951	#461949
#461950	#461948
2560 SQ/FT	2560 SQ/FT

BOYNE VALLEY STORAGE



Units #45-48 are 20' x 50', under construction and to be sold individually. Unit #43-44 is 40' x 50'. Experience the convenience of a well-located storage condo with 14' door and separate entrance. Cold storage with no water or sewer.

\$49,700	\$97,400
#459118	#459117
1000 SQ/FT	2000 SQ/FT

SIGNATURE STORAGE



Very high-end storage units, Signature Storage, is adjacent to, and overlooks, the city of Petoskey. Designed for the discerning buyer, the grounds are green, with an impressive entrance, natural privacy screening, and wooded common areas. The interiors are heated and have acoustic ceilings, 6' concrete floors, 12' x 14' overhead doors, premium insulation and bright, white steel interiors, as well as water and sewer. Signature Storage is approximately 1 mile from U.S. 131, conveniently located near restaurants, coffee shops, auto parts store and more. Easily access Walloon Lake, Bay Harbor, City of Petoskey. The list of features includes: First-class gated entrance, irrigated common areas, natural gas, high-speed internet, Morton steel buildings. Completely finished with: Premium insulation package, LED lighting, 1744 square foot units. Rental options available!

\$150,000
#460301
1744 SQ/FT

BELL'S BAY STORAGE LOT



Bells Bay Storage condo units zoned commercial. Excellent future development for commercial pole barn type storage units. Unfilled, future location for Jeanine Drive and Hilary Drive. Site plan is available with Master Deed and Restrictions. Parcels are on paved private road. Road may be extended in the future.

\$8,900 #414657
\$59,900 #458988

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

APPRAISERS

Northwest Appraisal Service
Carrie South
231-459-4400

Verhelle Appraisal
Michelle Verhelle
231-347-5808

SURVEYOR

Ferguson & Chamberlain
John Ferguson
231-547-6882

FINANCIAL INSTITUTIONS

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Steve Michael
231-932-6280

Porter Financial
Jessica Porter
231-675-4449

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

Wells Fargo
Darrin VanLoo
231-439-1119

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Donna Anthony
231-347-3212

Barron Title Agency
Paula Barron
231-547-8003

Corporate Settlement Solutions
Debbie Bartlett
231-547-5220

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Matthew Lewis
231-373-7471

Big Moose Home Inspections
Mat Bishop
800-531-0233

Home Inspections USA
John Springstead
231-544-8016

LANDSCAPING

Charlevoix Landscape, Inc
Mark Felton
231-675-9630

Drost Landscape
Bob Drost
231-348-2624

Hoaglund Services
Eli Hoaglund
231-675-9485

Robinson's Landscaping
Charles Robinson
231-582-9484

Ryan's Landscaping
Ryan Fiel
231-330-0452

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 Aents
231-536-1355

California Closets
Linda Merchant
248-624-1234

PHOTOGRAPHY

Dan Hasty
Wave Break Media
231-622-3210

Boyne City • Lake Charlevoix • Boyne Mountain • East Jordan



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A scenic photograph of a lighthouse situated on a wooden pier extending into the ocean. The sun is low on the horizon, creating a brilliant orange and yellow glow that fills the sky and reflects on the water. Waves are breaking against the pier and rocks in the foreground, with white foam visible. The lighthouse is a dark, multi-tiered structure with a small lantern room at the top.

This is our neighborhood.

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Welcome Home

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