

745 Lake George Trail

Located on beautiful all sports Spider Lake



The best sandy frontage anywhere + sunrise views down the entire lake make this the perfect up north cottage

- Master bedroom and two main floor baths
- Large guest bedroom/den overlooking the lake
- Recent improvements include newer lakeside decks, refurbished well/new pump, flooring, sump pump, refrigerator, water conditioner
- The best sand frontage around
- Sunrise views down the entire lake
- Two lakeside decks

TEXT TN8 TO 231-225-4140 FOR INFO

Presented By Traverse North Realty

Ken Weaver and Amy Green 231-668-6303

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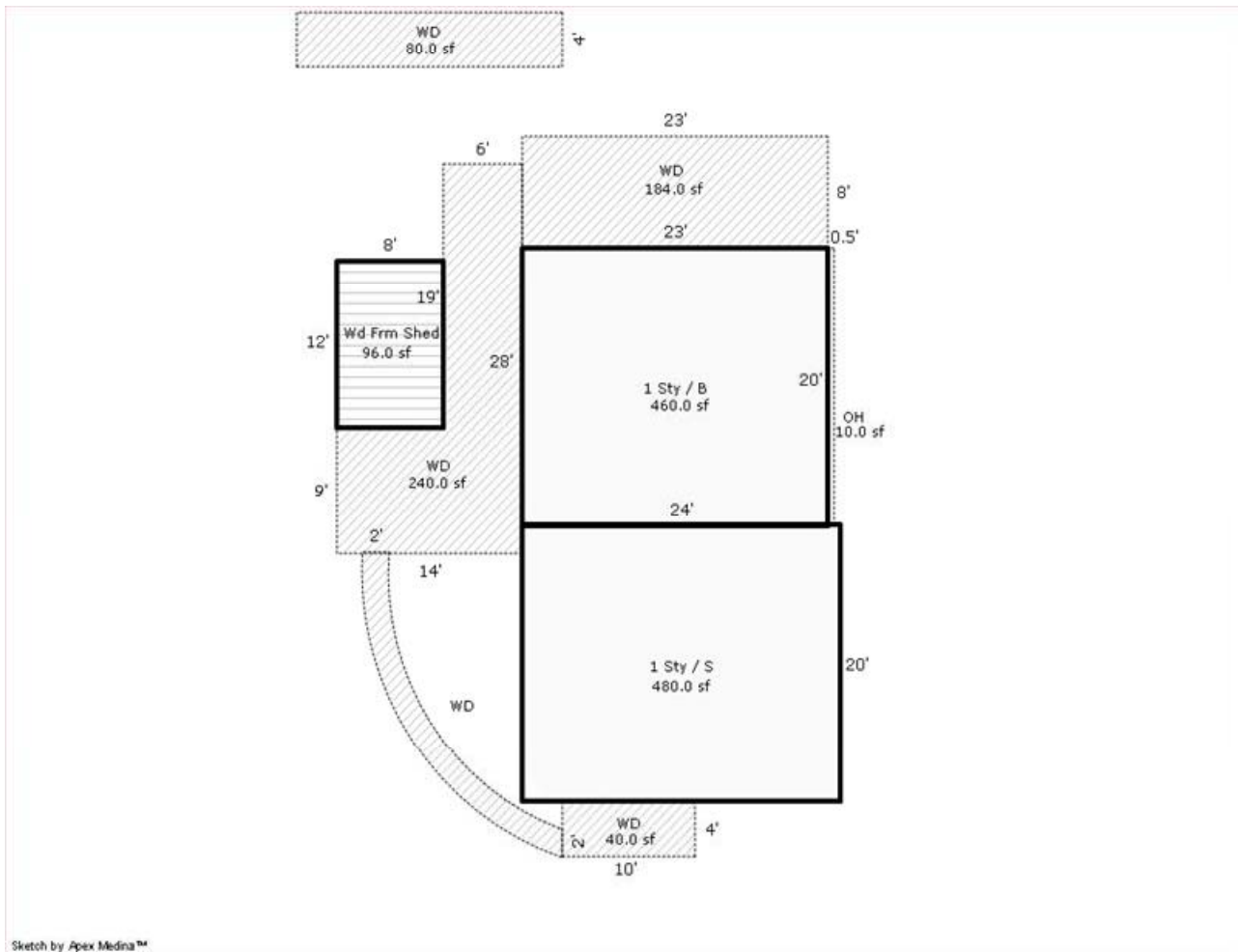


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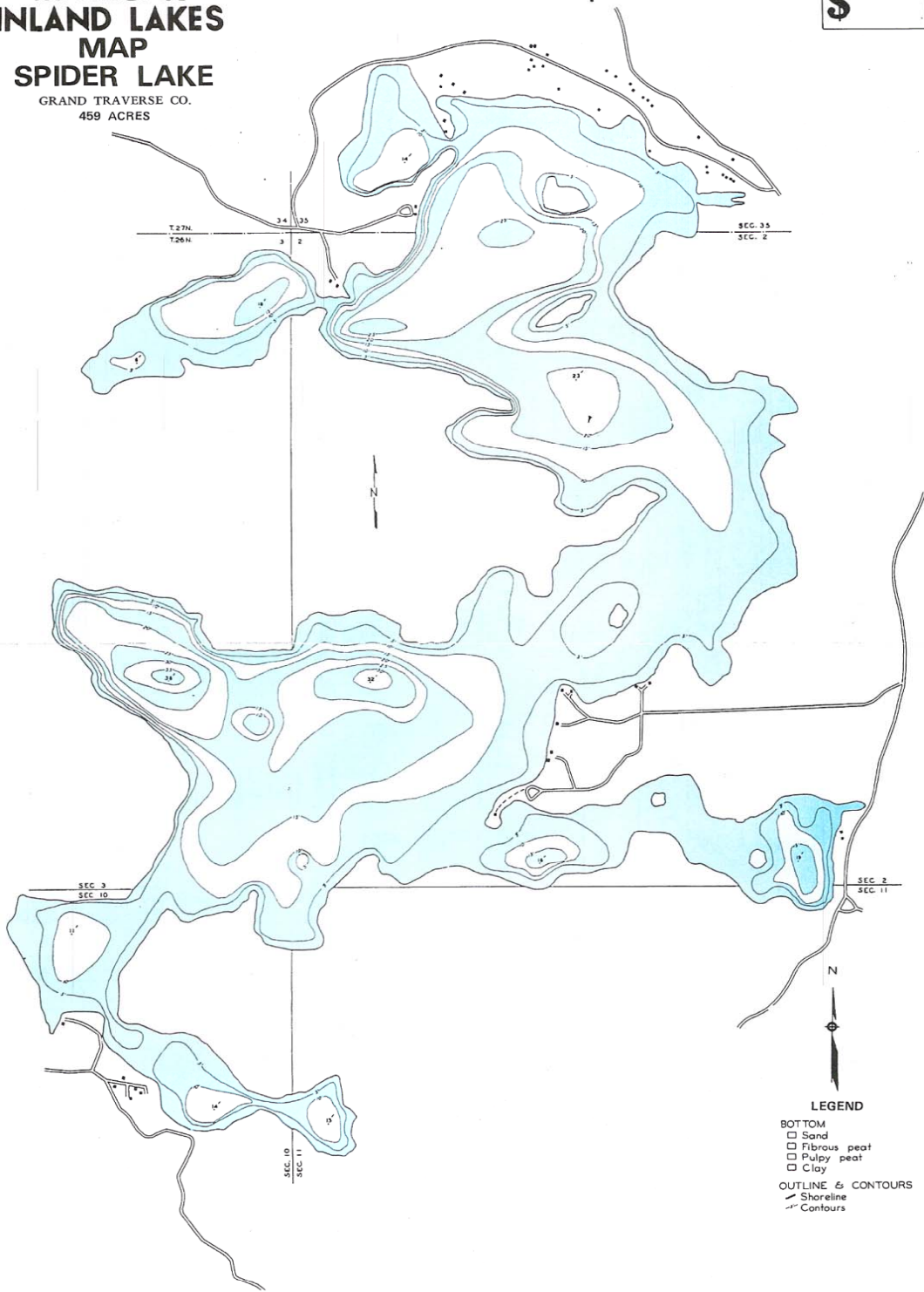
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745 Lake George Trail Township Sketch



**MICHIGAN
INLAND LAKES
MAP
SPIDER LAKE**
GRAND TRAVERSE CO.
459 ACRES



SPIDER LAKE

Spider Lake is an all sports lake located a few miles southeast of Traverse City. It is almost 500 acres in size and features numerous coves, bays and islands. The lake has much charm and character and is one of the friendliest lakes around.

There is a large public island with a nice sand bar that is the gathering spot for locals and visitors whenever the sun is shining.

Activities on the lake include skiing, tubing, swimming, fishing and pontoon cruising. The fishing is great with lots of bass, blue gill and pike. Many of the coves are limited to no wake boat speeds, which makes for great fishing throughout the day.

Spider Lake is located within 5 miles of Acme, 4 miles of East Bay Township village center and about 10 miles from downtown Traverse City.

Nearby features include the VASA trail, the TART trail, Boardman River, township park with tennis, playground and softball, Holiday Hills ski area and thousands of acres of state land.

One visit to this pristine Northern Michigan lake and you will not want to go back home.

Thank you for taking the time to learn about Spider Lake.

Disclaimer

All information provided has been furnished by the seller and/or other sources. This information is accurate to the best of our knowledge. However, we encourage prospective buyers to verify any and all information prior to closing.



MLS # **1788080**
 Status **Active**
 Type **Residential**
 Address **745 Lake George Trail**
 Address 2
 Unit #
 City **Traverse City**
 Zip **49696**
 County **Grand Traverse**
 Class **Single Family**
 Asking Price **\$285,000**

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TRAVERSE NORTH REALTY
 List Agent 1 - Agent Name/Phone **Kenneth C Weaver - (231) 357-0821**

Listing Office Name and Phone
 TRAVERSE NORTH REALTY - (231) 668-6303



GENERAL

# Bedrooms 2	Development Name Pinewood Shores	Body of Water Spider Lake
TOTAL Baths 2.00	Lot Dimensions 54x116x60x112	Deeded Waterfront Yes
Number of Acres 0.14	Township East Bay	Lake Size
Year Updated 2007	School District Traverse City Area Public	Water Front Footage 60
Year Remodeled 2007	Schools	Private/Shared Private
Above Gr. FINISHED SF Apx 960	List Date 7/22/2014	Days On Market 3
Total FINISHED SF Apx 1360	Exp Date 12/31/2014	Original Price \$285,000
Condo No	BA 2.5	Close Date
Tax ID 28-03-630-183-00	SA .	Sold Price
Agent Only Remarks		Master Bath Private

FEATURES

WATER FEATURES Priv Frontage (Wtr Side), Inland Lake, All Sports, Water View, Sandy Bottom, Bluff (greater than 10ft), Sandy Shoreline	ASSOCIATION FEE INCLUDES None
FOUNDATION Walkout, Partial, Daylight Windows, Entrance Outside, Finished Rooms	DEVELOPMENT AMENITIES None
CONSTRUCTION Frame	MINERAL RIGHTS Unknown
ROOF Asphalt	WATER Private Well
EXTERIOR FINISH Vinyl	SEWER Private Septic
STYLE Ranch, Cottage, 1 Story	ZONING/USE/RESTRICTIONS Residential
INTERIOR FEATURES Island Kitchen, Great Room, Den/Study	DOCUMENTS ON FILE Sellers Disclosure, Agency Disclosure, LBP Disclosure
FIREPLACES AND STOVES None	TERMS Conventional, Cash
HEATING/COOLING TYPES Forced Air, Central Air	POSSESSION Negotiable
HEATING/COOLING SOURCES Natural Gas	LOCKBOX Other
TV SERVICE/INTERNET AVAIL Cable TV, Cable Internet	UNIVS DESIGN/BARRIER FREE Other
APPLIANCES/EQUIPMENT Refrigerator, Oven/Range, Disposal, Dishwasher, Washer, Dryer	
PRIMARY GARAGE None	
ADDITIONAL BUILDINGS Garden/Storage Shed	
DRIVEWAY Gravel	
ROAD Gravel, Association	

Remarks

Best lake views anywhere from this adorable Spider Lake cottage. Sunrise views down the entire length of Spider Lake with some of best sandy frontage around. This home features a large living room, main floor master, and lower level den and bedroom. Multiple decks for your outdoor enjoyment, including a nice lakeside deck right on the beach. Spider Lake is considered the most scenic all sports lake in the area, perfect for swimming, fishing and boating. Wake up each morning to the call of the loons and spend your days boating and evenings fishing or cruising the lake.

Directions High Lake Rd to E Arbutus Lake (L) to Arbutus Trail (L) to Lake George Trail (R) to home on left OR Garfield to Hobbs (L) to E Arbutus (R) to Arbutus Trail (R) to Lake George trail (R)