

529 Peninsula Trail

Located on beautiful all sports Spider Lake



Sandy Spider Lake beach with easy access to the lake

- 3 BR, 1.5 bath home that sets right on the lake
- Perfect sandy frontage
- Garage + carport and partial basement
- Newer roof and furnace, septic new in 2006
- Central Air, covered lakeside porch
- Northwoods décor, fireplace, cathedral ceilings
- Deep wooded lot
- Spider Lake is a 450 acre all sports lake

TEXT 529 TO 231-225-4140 FOR INFO
(529docs for marketing packet)

Presented By Traverse North Realty

Ken Weaver 231.357.0821

www.traversenorth.com homes@traversenorth.com

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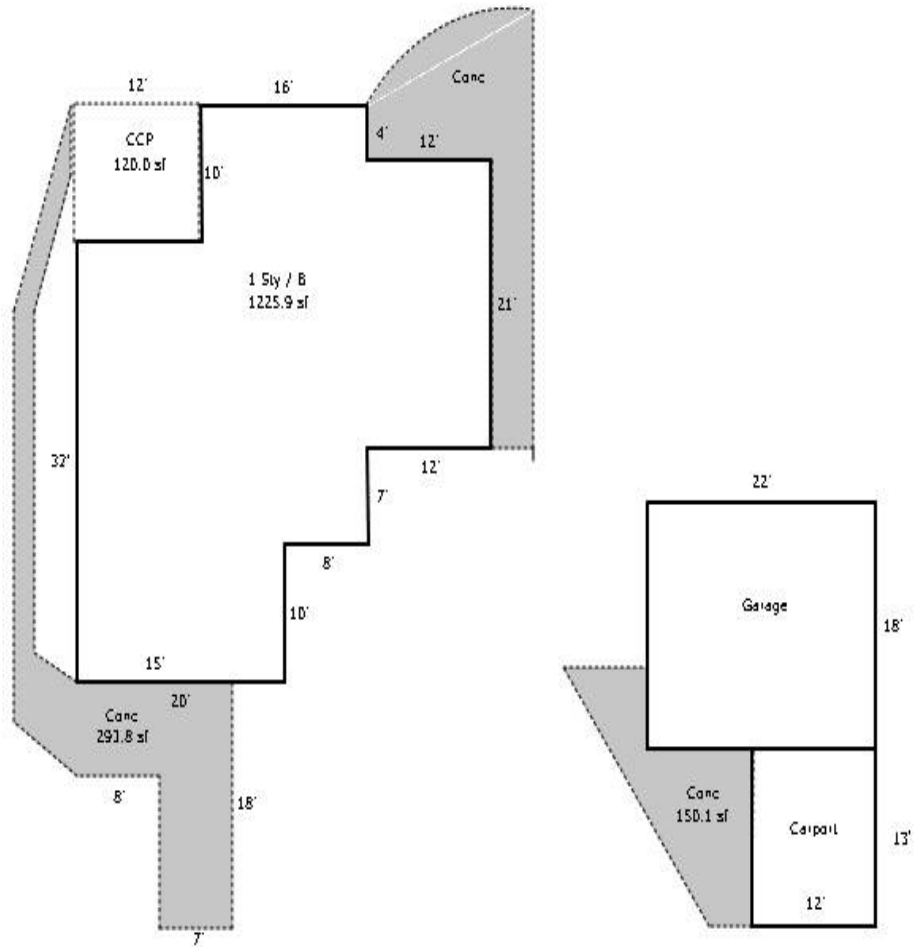


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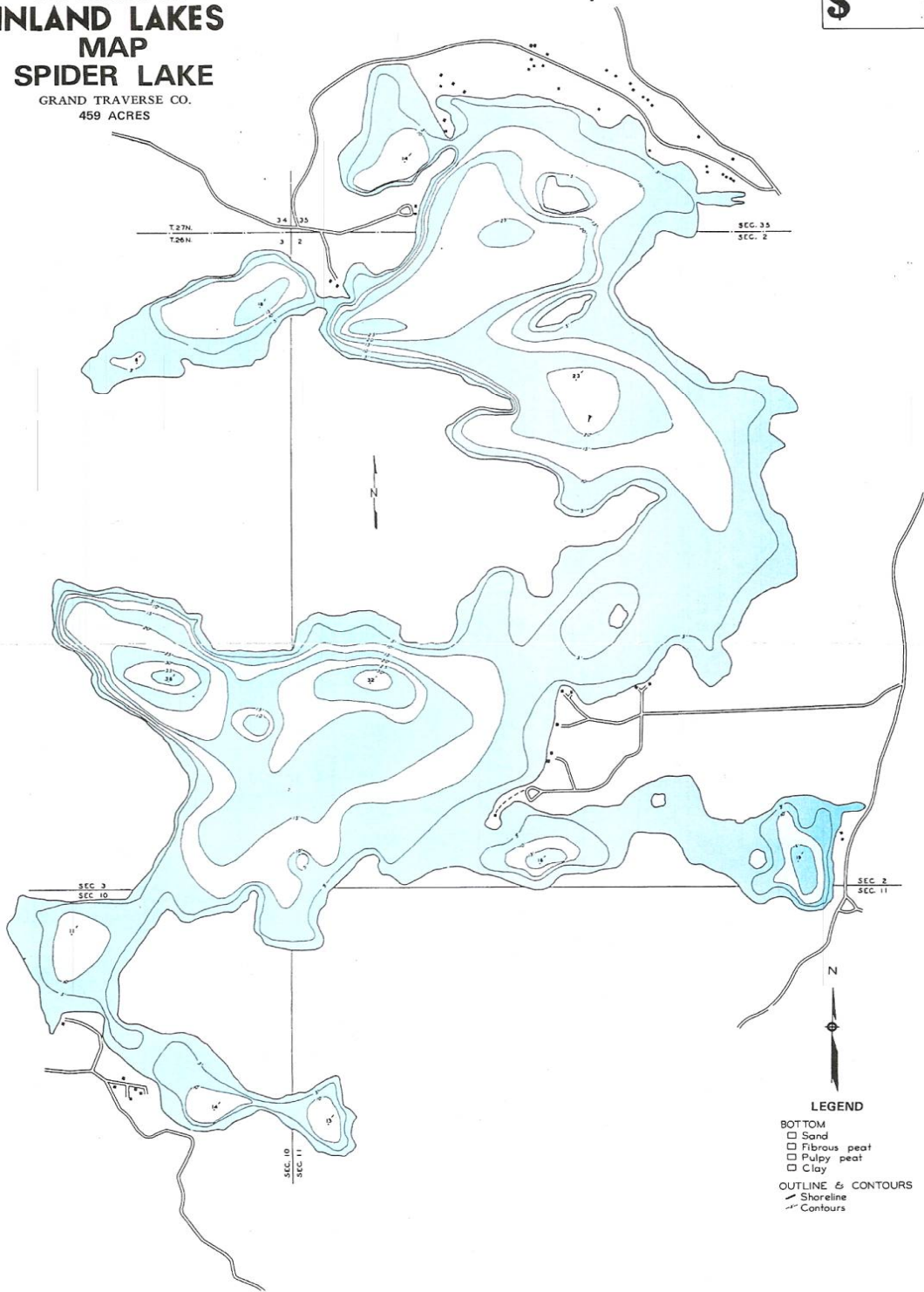


529 Peninsula Trail Township Sketch



Sketch by Apex Medina™

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



- LEGEND**
- BOTTOM**
- Sand
 - ▨ Fibrous peat
 - ▩ Pulpy peat
 - ▧ Clay
- OUTLINE & CONTOURS**
- - - Shoreline
 - - - Contours

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.

SELLER'S DISCLOSURE STATEMENT

Property Address: 529 Peninsula Trail, Traverse City, MI Michigan
Street City/Village/Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitute for any inspections or warranties the buyer may wish to obtain.

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides):

Item	Yes	No	Unknown	Not Available
Range/Oven	X			
Dishwasher	X			
Refrigerator	X			
Hood/fan	X			
Disposal	X			
TV antenna, TV rotor & Controls				X
Electrical system	X			
Garage door opener & remote control				X
Alarm System				X
Intercom				X
Central Vacuum				X
Attic Fan				X
Pool heater, wall liner, & equipment				X
Microwave	X			
Trash Compactor				X
Ceiling Fan	X			
Sauna/Hot Tub				X
Washer	X			

Item	Yes	No	Unknown	Not Available
Dryer	X			
Lawn sprinkler system				X
Water Heater	X			
Plumbing system	X			
Water softener/conditioner				X
Well & Pump	X			
Septic tank & drain field	X			
Sump Pump				X
City Water System				X
City Sewer System				X
Central Air Conditioning	X			
Central Heating System	X			
Wall Furnace				X
Humidifier				X
Electronic Air Filter				X
Solar Heating System				X
Fireplace & Chimney	X			
Wood Burning System				X

Explanations (Attach additional sheets if necessary):
Right front burner on stove top doesn't ignite electronically
Buyer's Initials
[Signature]
Seller's Initials
APB AQB

Property Address: 529 Peninsula Trail Traverse City Michigan
 Street / City/Village/Township

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING:

Property Conditions, Improvements & Additional Information:

1. **Basement/crawl space:** Has there been evidence of water? Yes No
 If yes, Please explain _____
2. **Insulation:** Describe, if known: Blown type; cellulose
 Urea Formaldehyde Foam Insulation (UFFI) is installed? Unknown Yes No
3. **Roof:** Leaks? Yes No
 Approximate age if known 1 year - redone 2014
4. **Well: Type of well (depth/diameter, age, and repair history, if known)** _____
 Has the water been tested? Yes No
 If yes, date of last report/results 2006 everything O.K.
5. **Septic Tanks/drain fields:** Condition, if known: Good, new drainfield approx. 2005, pumped Aug, 2014
6. **Heating System:** Type/approximate age: Forced air, New May 2013
7. **Plumbing System: Type** Copper Galvanized Other ?
Any known problems? No
8. **Electrical System:** Any known problems? None Known

9. **History of Infestation, if any:** termites, carpenter ants, etc.) None known

10. **Environmental Problems:** Are you aware of any substances, materials, or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel, or chemical storage tanks and contaminated soil on the property.

If yes, please explain: Unknown Yes No

11. **Flood Insurance:** Do you have flood insurance on the property? Unknown Yes No
12. **Mineral rights:** Do you own the mineral rights? Unknown Yes No

Other Items: Are you aware of any of the following?

1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads, and driveways or other features whose use or responsibility for maintenance may have an effect on the property?
Share driveway approach (concrete) by road to the west Unknown Yes No
2. Any encroachments, easements, zoning violations, or nonconforming uses? Unknown Yes No
3. Any "common" areas (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowner's association that has any authority over the property? Unknown Yes No
4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? Unknown Yes No
5. Settling, flooding, drainage, structural or grading problems? Unknown Yes No
6. Major damage to the property from fire, wind, floods, or landslides? Unknown Yes No
7. Any underground storage tanks? Unknown Yes No
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? Unknown Yes No

Buyer's Initials _____ Seller's Initials DPB AZB

Property Address: 529 Peninsula Trail, Traverse City Michigan
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9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? Unknown Yes No
10. Any outstanding municipal assessments or fees? Unknown Yes No
11. Any pending litigation that could affect the property or the Seller's right to convey the property? Unknown Yes No

If the answer to any of these questions is yes, please explain. Attach additional sheets if necessary.

The Seller has lived in the residence on the property from November, 2006 (date) to Present (date). The Seller has owned the property since Nov. 2006 (date). The seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to buyer. In no event shall the parties hold the broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732, IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING THAT INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller Douglas B. Bad Date 4/18/15

Seller Annette L. Borst Date 4-18-15

Buyer has read and acknowledges receipt of this statement

Buyer _____ Date _____ Time _____

Buyer _____ Date _____ Time _____

NORTHERN GREAT LAKES REALTORS® MULTIPLE LISTING SERVICE LLC
LEAD-BASED PAINT SELLER'S DISCLOSURE FORM
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Lead Warning Statement: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 529 Peninsula Trail

I. Seller's Disclosure

 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
(initial)

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(initial)

(b) Records and reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

ELECTRONIC TRANSACTIONS: The parties agree to conduct this transaction by electronic means. This Agreement may be executed by providing an electronic signature under the terms of the Uniform Electronic Transactions Act. It may not be denied legal effect or admissibility as evidence solely because it is in electronic form, permits the completion of the business transaction referenced herein electronically instead of in person, or has been stored electronically. As an alternative to physical delivery, any document, including any signed document or written notice may be delivered in electronic form only by the following indicated methods: Facsimile Email Internet No Electronic Delivery. Documents with original signatures shall be provided upon request of any party.

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Dated: 4/18/15

Signed By Seller: Douglas P. Borst Douglas P. Borst
(Printed Name)

Dated: 4/18/15

Signed By Seller: Annette L. Borst Annette L. Borst
(Printed Name)

NORTHERN GREAT LAKES REALTORS® MULTIPLE LISTING SERVICE LLC
LEAD-BASED PAINT SELLER'S DISCLOSURE FORM
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II. Agent's Acknowledgement

h Agent has informed the Seller(s) of his/her obligations under 42 U.S.C. 4852 d, and is aware of his/her
(initial) responsibility to ensure compliance.

Dated: 4-18-15 Signed By Agent: h m
(Printed Name)

III. Purchaser's Acknowledgement

_____ (a) Purchaser has received copies of all information listed above.
(initial)

_____ (b) Purchaser has received the federally approved pamphlet *Protect Your Family From Lead in Your*
(initial) *Home*.

_____ (c) Purchaser has (check one below):
(initial)

Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser certifies to the best of his/her knowledge the Purchaser's statements above are true and accurate.

Dated: _____ Signed By Purchaser: _____
(Printed Name)

Dated: _____ Signed By Purchaser: _____
(Printed Name)

Federal Law requires Seller(s) and Agent to retain this form for at least three (3) years after the closing.