

Northridge Commons

Vacant Lots and Custom Homes



Northridge Commons



**Affordable Luxury at the Edge of Traverse City
Bay View Lots and Custom Homes**

Northridge Commons features private homes, yet with the convenience of a condo. The association takes care of your driveway plowing, lawn and irrigation. 13 lots are available and can also be purchased as a custom home package from T Bennett Construction.

The perfect sized development, with a total of 20 uniquely designed craftsman style luxury homes that line the winding road that leads up to exceptional views of the bay and countryside. A rare combination of serenity and nature, yet only minutes from anything you would ever need.

Affordable Luxury at the Edge of Traverse City

The Development

Terrific location with the TART Recreational Trail and West Bay 1/4 mile away. Easy access to downtown Traverse City, Munson Hospital and all the amenities of Leelanau County.

- ◆ 20 Home sites on S Winding Trail, a scenic and private road
- ◆ Available as vacant lots or custom homes
- ◆ Many home sites have spectacular views of the bay and countryside
- ◆ Association dues cover the plowing of your driveway, mowing of your yard and irrigation
- ◆ Municipal water, sewer, underground utilities, including cable TV and Internet
- ◆ Terrific location with the TART Recreational Trail 1/8 mile away, West Bay Marinas 1/4 mile away, Downtown Traverse City less than 1/2 mile away and the Sleeping Bear National Lakeshore is a short drive West
- ◆ Easy access to the Cherry Capital Regional Airport and Munson Medical Center, the largest community hospital in the Northern Region



Northridge Commons Lot Pricing

\$50,000	13904 S Winding Trail	Lot 2
\$110,000	13948 S Winding Trail	Lot 7
\$125,000	13956 S Winding Trail	Lot 9
\$125,000	13960 S Winding Trail	Lot 10
\$150,000	13965 S Winding Trail	Lot 11
\$150,000	13977 S Winding Trail	Lot 12
\$150,000	13969 S Winding Trail	Lot 13
\$150,000	13973 S Winding Trail	Lot 14
\$85,000	13935 S Winding Trail	Lot 17
\$80,000	13931 S Winding Trail	Lot 18
\$80,000	13925 S Winding Trail	Lot 19
\$75,000	13921 S Winding Trail	Lot 20



The Development

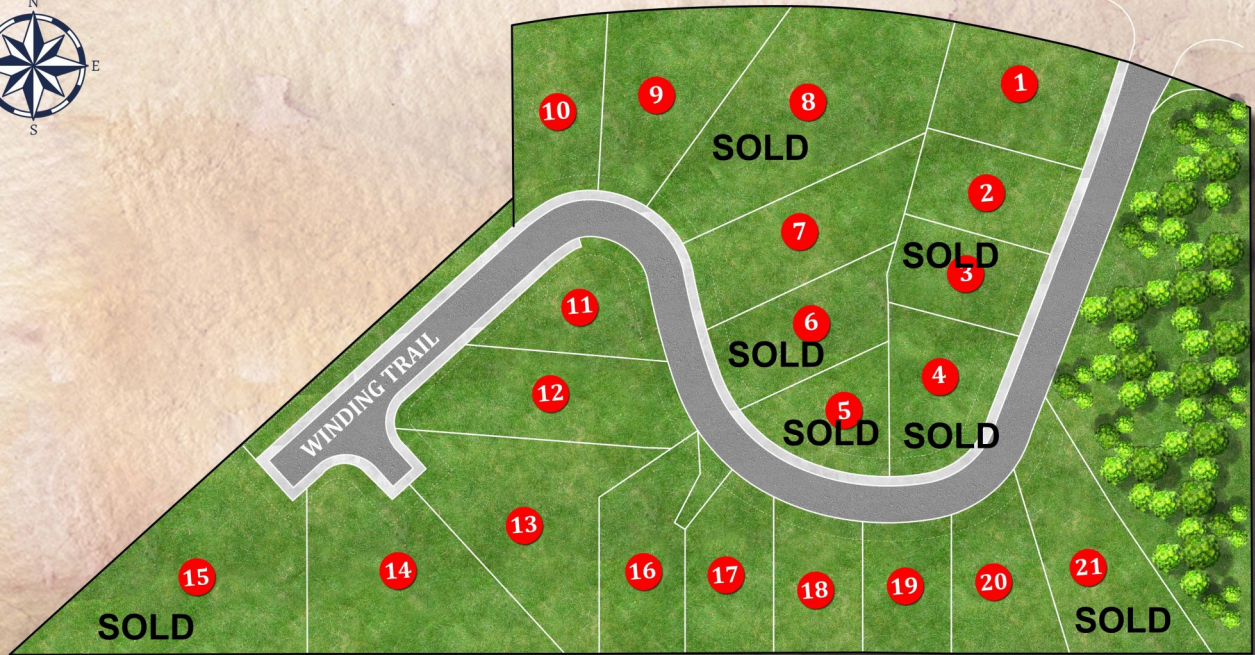
NORTHRIDGE COMMONS

AT THE EDGE OF TRAVERSE CITY
AND LEELANAU COUNTY



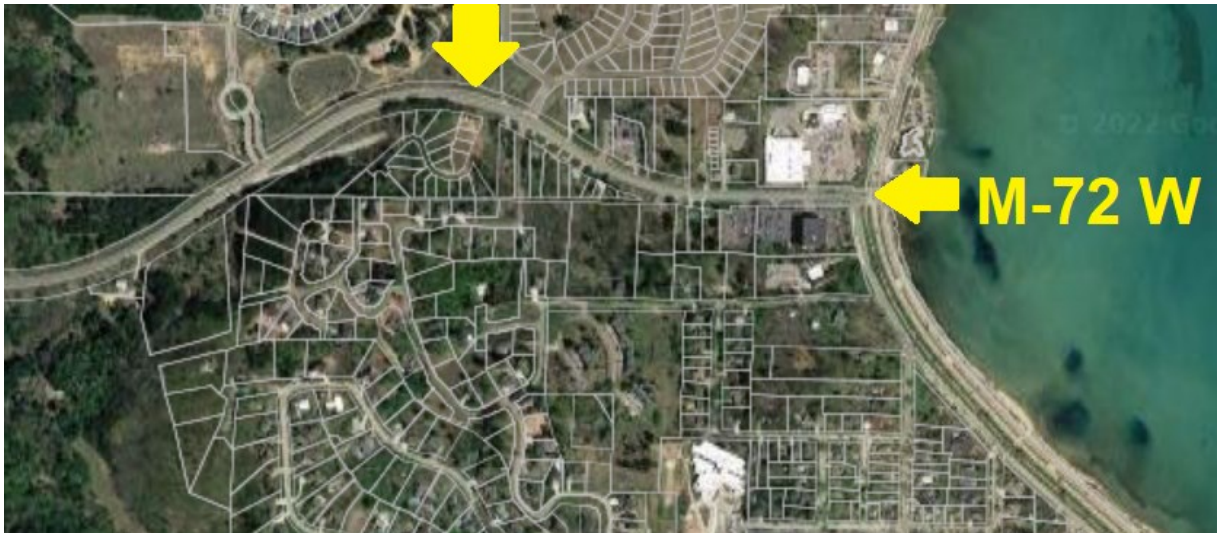
← LEELANAU COUNTY

→ DOWNTOWN TRAVERSE CITY 1/2 MILE
→ RECREATION TRAIL 1/8 MILE
→ WEST BAY 1/4 MILE



Location

From Downtown Traverse City go North 1/2 mile to M-72 W and take a left. Northridge Commons and S Winding Trail Road will be on your left a short distance from the bay



Views



Custom Homes by Todd Bennett



TBennet Construction LLC is the preferred builder for this development. Todd Bennett, along with his Project Manager Sheila Mesler, have built the four existing homes with two more under construction.

Todd and Sheila together are the T Bennett Construction team. They have a good banter with each other and great dynamic working together to get the job done and above all else keeping their customers happy. With over 50 years combined experience between the two partners they have created dream spaces for many people and would love to help you on your journey.

T Bennett Construction is offering a 1480 sq ft custom home on lot 20 for \$545K (land + build cost). They also are available to build on any of the available lots and are always available to discuss options to make your dream come true.

Contact Shelly Klein at 231-883-3273 anytime to set up a time to meet with Todd and Sheila and see what all they has to offer.

Custom Homes by Todd Bennet

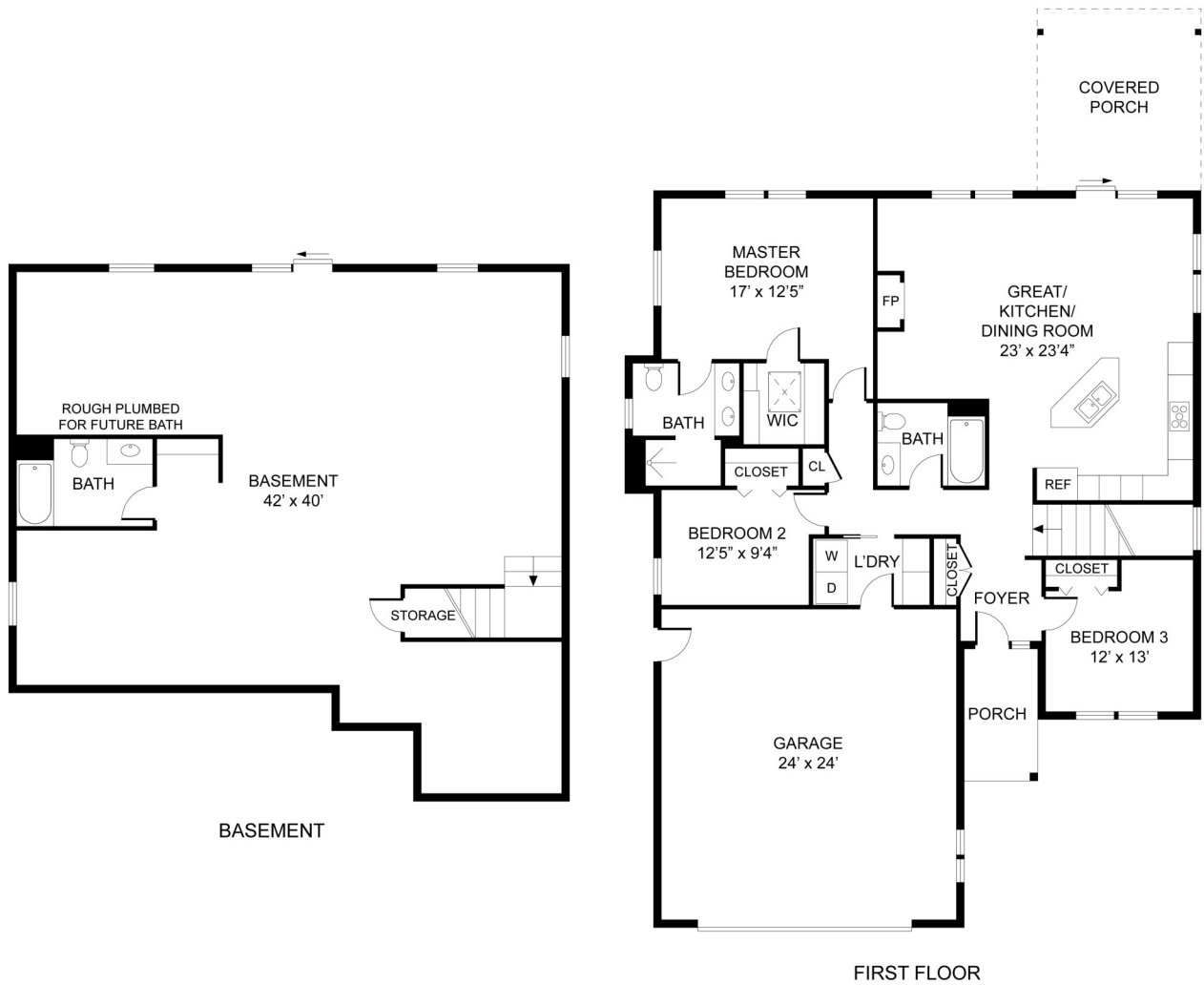
Custom Home on Lot 20 Starting at \$635K



To be built by T Bennett Construction. Check out this 1480 sq ft custom home on a full basement, offered on lot 20 for a price of \$635K. This 3 BR, 2 bath home has many features including engineered wood exterior, granite counters, wood flooring, tile baths.

Custom Homes by Todd Bennet

Custom Home on Lot 20 Starting at \$545K



Custom Home Lot 20 Starting at \$635K



Custom Homes by Todd Bennet



Additional Information

By Laws, surveys, plat maps and condo documents are available upon request.

DISCLAIMER: The information contained herein and in supplemental documents have been furnished by the seller and/or other third party sources. Every effort has been made to provide accurate information, however, Berkshire Hathaway Home Services MI and/or its agents are unable to guarantee or warrant the information. Purchaser should verify any and all information before closing.

Offered Shelly Klein 231-883-3273
Berkshire Hathaway Home Services MI
Office 231-947-7777



Shelly Klein

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SHELLY KLEIN
HOME COLLECTION



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