

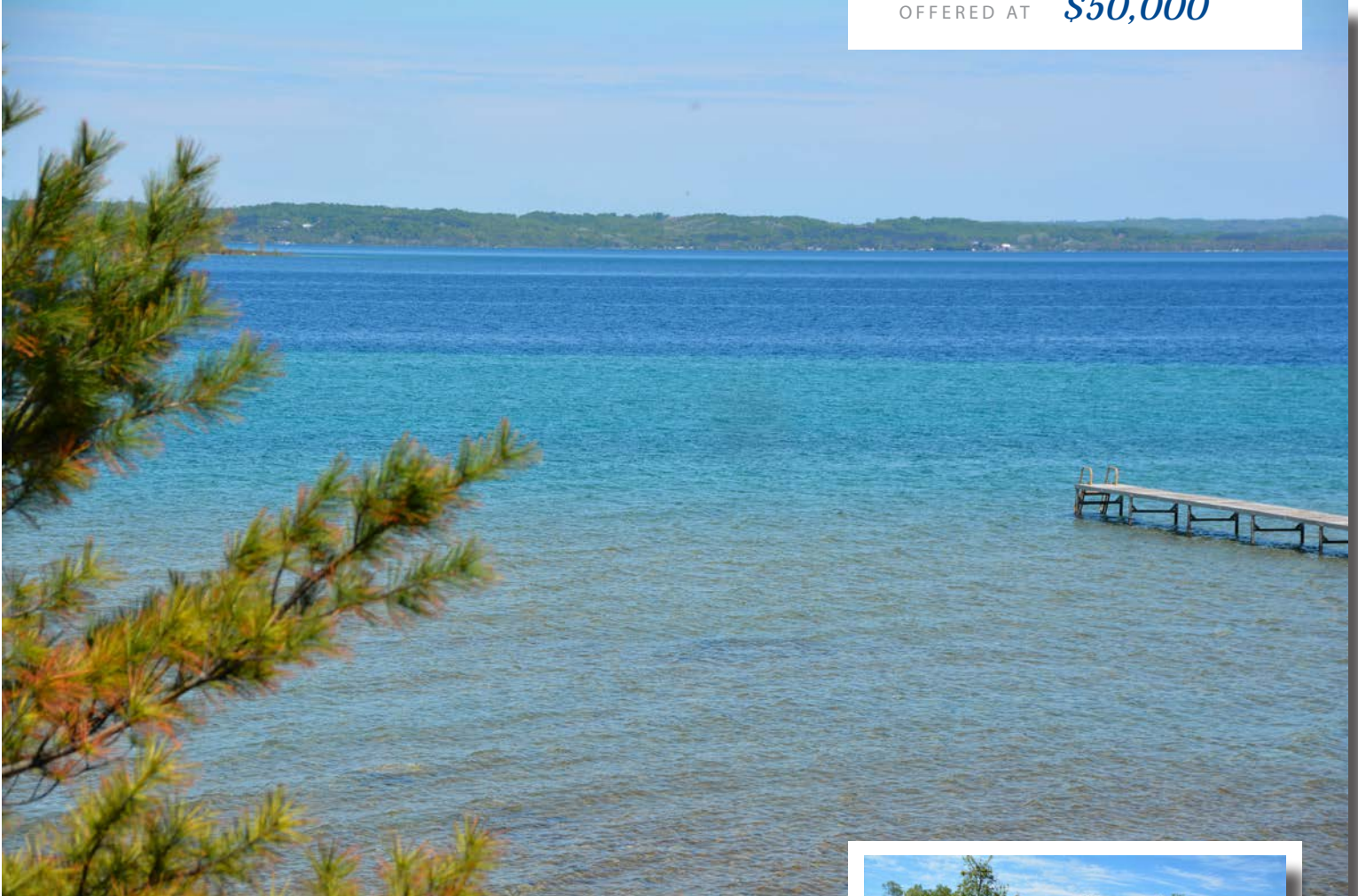
# Mark Hagan

**COLDWELL  
BANKER** 

SCHMIDT REALTORS®

LOCATED ON BEAUTIFUL OLD MISSION PENINSULA

OFFERED AT *\$50,000*



**1462 BRAEMAR DRIVE**

TRAVERSE CITY, MI 49686

- Ideal building site for year-round destination to live, work & play
- Views of Power Island & 1/8 interest of the 120' shared frontage
- Take in all the natural beauty of the Northern Michigan lifestyle
- Close to vineyards, breweries, restaurants, entertainment and much more



**MARK HAGAN**

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# REALTOR Professional Report

Select



**Vacant Lot/Land**      **MLS #** [1800115](#)      **Asking Price:** \$50,000  
**County:** Grand Traverse      **Less than 1 Acre:**  
**Township:** Peninsula      **Sec #** 32      **Deeded Water:** Yes  
**Water:** West Bay      **Wtrfrnt Ft:** 100      **Access:** Shared  
**Sub:**      **Lot Number:** 37  
**School Distr:** Traverse City Area Public ...      **Dimensions:** 240x152x127x50  
**Tax ID:** 11-440-037-00        
**Owner:** Tringali      **Manufactured Allowed?** No  
**Est. % Timber:**      **Est. % Tillable:**      **Est. % Other:**  
**Special Assess:**      **Min Rts:**      **Assn Fee \$**

**Active**      **1462 Braemar Drive**

**City:** Traverse City

**Zip:** 49686

**Approx Number of Acres:** 0.40

**Topography:** Level, Cleared, Wooded

**Present Use:**

**Miscellaneous:** Bay View

**Amenities:** Lake Privileges

**Utilities Avail:** Underground Electric, Natural Gas, Telephone, Cable TV, Dish TV, Cable Internet, DSL, WiFi

**Road:** Public Maintained, Association

**Zoning:** Residential, Platted Subdivision, Bldg & Use Restrictions

**Land Use Restr:**

**Water Installed:** Private Well, None

**Water Options:** Private Well

**Waste Installed:** Private Septic, None

**Waste Options:** Private Septic

**Waterfront Type:** Water View, Great Lake

**Documents:** Sellers Disclosure, Agency Disclosure

**Financing:** Conventional, Cash

## Agent Only Remarks

Click on the above green "D" for all associated docs. View of the bay from lot. Quiet Subdivision on a cul-de-sac.

## Public Remarks

Located on the beautiful Old Mission Peninsula, just 10 minutes to downtown Traverse City or to the 45th Parallel Old Mission Lighthouse. Enjoy a serene drive in either direction stopping at any of the vineyards, breweries or restaurants along the way. Or stay home and enjoy views of Power Island and the 1/8 interest of the 120' of shared frontage on West Grand Traverse Bay, taking in all the natural beauty of the Northern Michigan lifestyle that you have always imagined. Private lot, yet close to sugar sand beaches, festivals, live entertainment, dining and all of the other amenities that Traverse City has to offer, making this parcel the ideal building site to make yourself a year-round destination to live, work and play.

## Directions

Peninsula Drive to right on Nelson Road to left on Braemar Drive

List Ofc 1 - Ofc Nm Ph [COLDWELL BANKER SCHMIDT-402 - 231-922-2350](#)

List Agent - Agt Nm Ph [Mark D Hagan - 231-620-2418](#)

List Agent - E-mail [info@markhagan.com](mailto:info@markhagan.com)

ListTeam - Team Name

List Ofc 2 - Ofc Nm Ph

List Agt 2 - Agt Nm Ph

List Agt 2 - E-mail

Sell Ofc 1 - Ofc Nm Ph

Sell Agt 1 - Agt Nm Ph

Sell Agt 1 - E-mail

## Exclusive Right to Sell

BB Comp 5

SA Comp 5

Other Comp 0

Dual MLS#

Sold Price

Terms

Concession

Amount

Closed

List Date **5/21/2015**

DOM **119**

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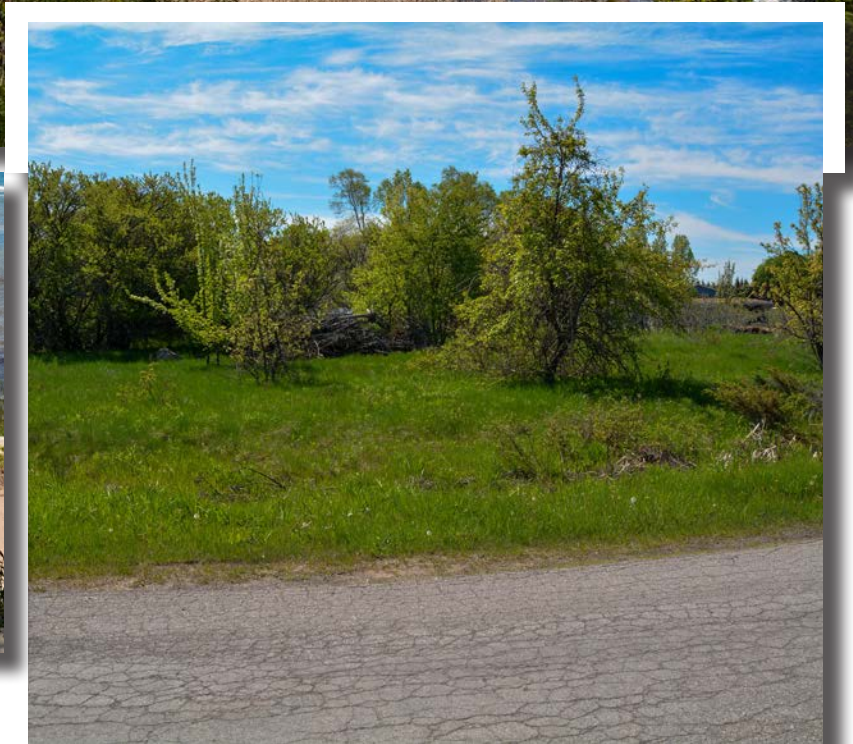


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