



# Ed Wojan Realty

Your Key to Beaver Island

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## SUMMER - 2008 OFFERINGS

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### LAKEFRONT HOMES AND COTTAGES

#### Anglin Home – 35385 Bonner's Landing Road

Beautiful 2-bedroom, 1-bathroom home on Parcel 4 of Bonner's Landing with 200 feet of nice beach frontage and 13.22 acres of land behind. A year-round lakefront home that could be used as a retirement home but done with good quality woods inside and outside for a wonderful north woods cabin effect. Has a detached garage behind the house. This house has many, many features we will detail in a later offering sheet. The blue letters on the sign on Bonner's Landing Road for the driveway to this house simply says "Heaven." With a land value at \$275,000 this offering will save someone thinking of building up to \$100,000 with the listed price of this property being \$475,000. **PRICED REDUCED BY \$50,000. NOW FIRM AT \$425,000.**

#### Bloch Home- 30605 Greenes' Bay Dr.

1,200 square foot two-story home with a full basement on the sandy part of Greene's Bay. This 3-bedroom, 2-bath house with its detached 2-car garage undoubtedly is on what is considered the very best beach on the west side of Beaver Island (all lake frontage on the north half of Greene's Bay has been selling for \$1,900 per front foot or more for the last two years). This 9.44 acre parcel has 330 feet of sandy beach frontage plus a bluff-top lakeview building site for a second lot that could be split off or for a bluff top guest house. If you want a larger retirement home there is room to build a new principal residence on the lake frontage and keep the current house as a guest house. This home was designed and built to have a rustic, cottage feeling to it but when you are inside viewing the beach and the lake to the west it seems like you are in a modern lakefront home. This is a very secluded yet easily accessed site. You have to go through this house to appreciate it. With the current land value at almost \$630,000 you would be hard pressed to find a lot like this and build and furnish this house for the asking price of **\$755,000.**

#### Brewer Home- 37795 Gull Harbor Dr.

This home has 2 bedrooms and 1 bath, a combination living room and dining room with the kitchen open to both. It has a full walk-out basement with 104.82 feet of Lake Michigan frontage on Gull Harbor Drive. This house has an utterly fantastic view of the entrance to Beaver Harbor. Watch the boats come into Paradise Bay from your living room or deck. It is less than one quarter mile east of Whiskey Point and the harbor light in a quiet area; however you are only a two minute bike ride from the harbor and the half mile from McDonough's Market and Dalwhinnie Bakery & Deli.

**Brewer Home**- 37795 Gull Harbor Dr.-**continued**)

It has a detached 24' x 32' garage that sits off to the side so your view is not obstructed from the deck of the house. This is a simple but well constructed home that comes totally equipped. There is an access road that would allow you to drive in to the back side of the house. With a raw land value of well over \$115,000 a buyer would be getting a real bargain by purchasing this house and garage for the total asking price of only

**\$215,000.**

**Daniels Home** - 38076 Limestone Ridge Trail

Like new 1,104 square foot home with an additional 120 square foot screened-in porch area, near the northeast corner of the island. It has a large, very nice deck on the "front" (lakeside) of the house and a 24' x 24' detached two-car garage; the garage is wired with good lighting and has a small workshop area in it. The house has two bedrooms, but it also has a study/office area that could be used as a third bedroom. It has one full bath, an excellent kitchen with dining area and picture window on the lakeside of the kitchen. It has a large living room area with sliding glass doors onto the front deck, a door from north side of the living room out to the screened-in porch and the main entry door and picture window on the west side. There is hardwood flooring over the whole interior finished area, a free standing stove/fireplace, a lot of finished cedar interior paneling and cathedral ceilings. There are built-in book shelves and a lot of other decorative touches throughout the house. This home is just north of Gull Harbor and south of Lake Drive at the northeast corner of the Island. The home is secluded on a four acre parcel with 211.84 feet of Lake Michigan frontage and yet it is only one half mile to the Marina, McDonough's Market and Dalwhinnie Bakery & Deli; you can walk or bike into town in less than 5 minutes and yet feel like you are on a secluded shoreline. The house faces east to northeast with a view of boat traffic that goes over to Garden and Hog Islands with these Islands very visible across the water. The current owners have done some very nice clearing of the view and landscaping that gives this house a large and very pretty front yard. The nearest house to this Parcel #5 of Lighthouse Point Subdivision is 600 feet north because the nearest neighbor has three parcels with 18.5 acres and over 600 feet of frontage. You have to see this house to appreciate the quality of the construction, all of its windows and the nice layout. This house's view of Lake Michigan is spectacular. Because it can come to you fully furnished it is really a bargain at

**\$395,000.**

**Dudek Home** - 30930 East Side Drive "Claire's Sandcastle"

2-1/2 story lakefront home with approximately 2,000 sq. ft. of finished living area on the east shore of the Island just north of the Wicklow Beach Subdivision and half a mile south of Point LaPar. 102.65 feet of sandy beach frontage with a very open, beautiful view of Lake Michigan. The house was remodeled by the current owner just two years ago. This house has a bedroom and 3/4 bath in the lower walkout level, plus a family sitting room area with full view of the beach through two large sliding glass doors; large concrete patio just outside these doors. The main level of the house has two bedrooms with a full bath, a kitchen, and living room-dining room combined. The lake side wall is all glass from floor to the peak of the house two stories up. This main level also has a large deck on the lake side of the house. From the living room or deck you are looking down on a sandy beach and a really open view of Lake Michigan with about 25 miles of horizon and glimpses of parts of the Lower Peninsula visible. The upper level is a semi-private master bedroom area with a full view of the beach and the lake. On this upper level there is also a 3/4 bath. There is a massive brick fireplace that goes up from the walkout level floor through the peak of the house with fireplaces in the lower level of the house and also the main level. There are extra flues in this structure for additional woodstoves or other heaters. This has been a very, very good rental house but would also make a wonderful, private second home or retirement spot for you. This house and lot has a brand new, large two-car-plus garage with wiring and lighting between the house and the road. The value of the raw lot is right around \$140,000, so with the asking price recently reduced by \$40,000 this home is now really priced to sell at just

**\$335,000.**

**Favazza Home** – 36800 Esch Rd.

2-1/2-story home with full, drive-in basement just outside Beaver Harbor (half-way between Johnson's Point and Luney's Point). Esch Road is accessed off Grant's Road and Grant's Road connects to East Side Drive just past the transfer station. This Parcel D-3 of Grant's subdivision is 3 plus acres with 198 feet of beach frontage. It seems, however, that this house has 500 feet or more of beach frontage because the parcel immediately east of it owned by the same seller has a building site much farther back from the lake than this house. With the whole area's frontage being open there is a panoramic view from the living room and front decks of this house of all of Hog Island, much of Garden Island, Gull Harbor, Whiskey Point with the harbor light, and most of the town of St. James. Standing on the deck you would agree that it has "a million-dollar view." The home was built by Ron Wojan and is an insulated year-round home. It has four private bedrooms – one on the main floor, two bedrooms on the second story, and one bedroom on the "third story". It has two full bathrooms – one on each of the first and second levels. It also has a "mezzanine" area that is open and semi-private for a sitting room and/or additional sleeping area on the second level. This home has a lot of glass facing Beaver Harbor and the boat channel entrance into the harbor. This home is ready for someone to move in to. Being very close to town it can be used as a very nice retirement home site but it would also make a wonderful second home for you. First time offered and priced to sell at **\$639,000.**

**Hagerman Home** - 37645 Lake Shore Rd.

Very nicely finished 2,860 square foot home with 4 bedrooms and a den or 5th bedroom, a two car garage plus a large covered screened-in porch and other outside decks on 155 feet of sand beach frontage in the center of DONEGAL BAY. This home was a frame finished for Steve and Eleanore Hagerman by contractor Ron Wojan in 1994. The Hagermans intended for it to be their permanent retirement home so they put a lot of money into very fine fixtures, a lot of special features, and absolutely perfect finishing. The kitchen is beautiful with sinks on both sides, a built-in combination microwave/convection oven with exhaust hood. There is also a full size oven/range below. Kohler fixtures in the kitchen plus oak and tile countertops and back splash; high quality white wood cabinets and a very large glass-front china cabinet. On the lakeside of the kitchen there is a large dining room area with large windows that look out over an open front deck to the view of Donegal Bay and High Island to the west. Immediately left of the dining room (south side of the house) is a fantastic sunroom that even during the heart of winter warms up nicely and could provide some passive solar heating to the house. A large Beaver Island fieldstone chimney rises two stories in the living room; the owners had a wood stove insert put into this fireplace for an efficient heater that can also be used as an open fireplace. There is a master bedroom with its own bathroom on the first floor that has a large room on the road side behind it that can be used as a study/office/den or even another bedroom. There is a half bath off the living room for guests. Upstairs there are two large bedrooms plus a small bedroom. There is a three quarter bath between the two large bedrooms and another half bath in the upper lakeside bedroom. There are high quality hardwood floors throughout the house. The house also has a central vacuum system, a sound system that covers most of the first floor including the master bedroom. There is electric heat throughout the house with the heat and hot water on a separate meter at the lower rate. There is also a very efficient utility room just inside the foyer on the first floor. The house was just repainted throughout the inside last year. The quality of the trim, the special wiring, the quality of the floors, etc. make this a home anyone would be proud to live in. The drive-in two-car garage has a loft storage area and pantry plus an outside large concrete slab on the south side of the house. The owners have done quality landscaping. The house is at the stub end of the County road that really seems to be part of the private Lake Shore Road that runs down through the Donegal Bay Plat. With lots on Donegal Bay now selling at \$1,600 per front foot there is \$248,000 of raw land value with this house. You probably could not build this house today for the \$477,000 attributed to the improvements. The actual replacement cost of the house is \$560,000, so this home and frontage is priced to sell at an \$83,000 reduction from its replacement cost, that is, at an asking price of **\$725,000.**

**Hooker Home** – 38175 Trout Island Ct.

This is a large, ranch-style home with a full basement and drive-in garage and “attached guest house at the very north end of Donegal Bay on Lots 519 and 520 of the Port St. James Subdivision, with 217.3 feet of beach frontage. These two lots make up what is known as “Hooker’s Point” on the 2006 Wojan-Cashman map. This year-round home was comfortably occupied by Chuck and JoAnne Hooker for about 25 years; it would make a good retirement home but it’s also a beautiful lakefront home that anybody would enjoy as a second home as well. The main house is 1152 sq. ft. and the guest house behind it (connected by deck and connecting roofs between) is 20’ x 20’ (400 sq. ft.). This guest house has been rented occasionally separate from the main house; it is like a studio apartment. The main house has two bedrooms and one full bathroom. It has a combined dining room and living room area in the middle of the house with a lot of glass doors and windows facing the lake. In the living room there is a stone fireplace with split Beaver Island fieldstone surrounding an efficient, superior heat form unit. The view was just recently trimmed open again so that you see a lot of High Island and Donegal Bay and Lake Michigan from inside the house and from the decks now. Out in front of the house there are still a lot of beautiful spruces, white pines, and white birches that frame the view of the lake. There is a nice sand path through the dune grass to the beach, but the good sand beach that was always in front of this house is not there at the moment. (The low water levels of the last 4 or 5 years have allowed some sand bars to be pushed up into a new beach ridge farther out that has given a chance for vegetation to take hold. As the lake comes back to its normal level - which it always has - the shoreline will move in to its original point and the sand will wash in and all the vegetation will disappear.) The beach is right now the worst that it has ever been - but hopefully not for long. With two Lake Michigan lots with a total of 217 feet of beach frontage, the raw land value of this package is over \$200,000. This means that you are getting a substantial home and guest house for a lot less than it would cost you to build these structures, with the total asking price being just **PRICED REDUCED AGAIN \$375,000.**

**Hurst Home** - 26690 Pat’s Rd.

A modular home that is 16 years old but in excellent condition. It has not been used a lot and the sellers have kept it in perfect condition with constant improvements to the structure, its systems, and landscaping of the lot. This 14’ x 68’ home (952 sq. ft.) is across the road from the lake frontage but with a beautiful view of Lake Michigan near the south end of Cable’s Bay. There is a deck on the front of the house, a 179’ deep well, large modern septic system and drainfield, skirting, etc. This home is on a 200’ wide lot that is about 280’ deep with 207.11 feet of lake frontage. Before counting any of the improvements such as the home, the well, the electric and septic installations, the clearing of the building site, the clearing of the view, etc., the raw land value is around \$150,000. With the improvements totaling well over \$50,000, this lakefront lot with a modular home is priced to sell at just **\$155,000**

**Janik Home** – “The Mermaid” 35370 East Side Dr.

A newly remodeled home on a 10.78-acre parcel with 169.74 feet of beach frontage. Just south of and toward the lake from Kerry’s Corner on East Side Dr. 1900 sq. ft., 2-1/2-story, year-round home with 3 bedrooms and 2 full bathrooms. On the main floor there is a cathedral ceiling in the living room-dining room area with an all glass front wall facing the lake. The frontage has been cleared for a tremendous view of the boat channel into Beaver Harbor, Hog and Garden Islands to the northeast and the Mackinac Bridge on clear days. Large deck on the lake side of the house with a walkway out to the beach a couple of hundred feet east of the house. There is also a small screened-in beach house out near the beach, and a nice size metal pole barn half way between the house and East Side Dr. The lot to the north is also owned by the current owner and it will have a deed restriction against any building on the adjacent lot that would in any way adversely affect the view of the lake from this house. You have to see the inside of this house to appreciate its value. The Mermaid has been a very good rental. With its old farmland acreage (cleared) behind the house, this would make a nice retirement home for someone who wanted fruit trees or gardens. It was also set up for and zoned for the pasturing and housing of horses. (The pole barn was originally used as a horse stable.) This house with Parcel F (10.78 acres) and out-buildings is priced at less than what it would cost you to buy the land and build these buildings. **\$465,000.**

**Kelly Home-** 31310 East Side Dr.

(New Listing Details to follow)

Inland Lot to be sold after Lakefront Lot

Lake front home - **\$255,000.**Interior Lot - **\$20,000.****“Moonrise”** - 32420 East Side Drive **(By Appointment Only - arranged by Ed Wojan!)**

Beautiful, 2-bedroom, 2-bathroom home on Lot #2 of the Beaver Sands Subdivision, just south of the middle of Sand Bay. This home is on a lot 100 feet wide by approximately 550 feet deep with pure sand bottom beach out front. The home is located about 200 feet back from the edge of the water with a fantastic view of Sand Bay and Lake Michigan to the east. It has a large, screened-in front porch plus extra decks around the house, with a large stone fireplace in the living room, and almost solid windows around the front room for a view of the beach and lake. This home has a large attached garage with a very nice apartment above the garage that has two bedrooms, one full bath, and a nice kitchen. This apartment is almost like an attached guest house. To the north side it has its own view of the water with its own set of steps down to the ground level and out to the beach. This house would make a beautiful second home for a large or extended family, and it also has been a very good rental property with four bedrooms and three full bathrooms. Enjoy long walks on almost four miles of sand beach, enjoy the boat traffic on the east side of Beaver Island, and enjoy sunrises and beautiful moonrises to the east. The vacant lot immediately adjacent to this house was sold in the summer of 2007 for \$195,000. Sellers are motivated to sell; talk to Ed Wojan about special deals available. With the raw land value of this house at \$195,000 and the replacement cost of the whole package above \$750,000, this “double house” is a good buy at **\$625,000.**

**“Sundown Shores”** - 38525 Island Woods Rd. (Lots 492 & 370 of Port St. James Sub. #7)

3-bedroom, 1-bathroom home on the northwest corner of the Island. 95.66 feet of Lake Michigan frontage with beautiful sunset views to the West. (Also for sale adjacent lakefront Lots 490 & 491 and inland Lot 369 - see listing under Lake Michigan Frontage-Vacant.) This 2-story house has a really pretty view of High Island and Lake Michigan to the West and Southwest. The house is on a lot with a lot of nice tree cover, especially large spruces that frame the view out front. This home has one bedroom on the main level with a full bath. It has a large living room-dining room area combined, with picture windows and a sliding glass door on the lake side of this room. A large deck is just off the living room-dining room area on the west-lake side of the house. The upstairs has two bedrooms with a balcony-deck on the lakeside bedroom. It also has a sloped ceiling (“mezzanine” - ?) area at the top of the stairs that is a sitting room-reading room with a good view of the lake. This area has a large futon for extra sleeping space for people that is semi-private. This house just had a new roof put on it a couple of years ago, and a new well is just being finished. There is a high crawl space underneath the house for storage of a lot of outside equipment and furniture. The house comes totally furnished with almost all of the personal property on the premises except for a few personal tools. Sundown Shores has also been an extremely popular rental house with a minimum of 12 weeks of rentals every year. The renters love it and come back year after year. It is in very good shape. The only thing it needs is to have a half bath installed between the two bedrooms upstairs. Ask Ed for contractor’s quotes we have received for the installation of this half bath. Sundown Shores is a good buy at the asking price of **\$350,000.**

Scripps "Sand Castle" (Sand Bay) - 33330 East Side Drive

Lots 12 and 13 of the Sand Bay Subdivision with a 1960's vertical log, Bellaire Company home. This lakefront home is on 200 feet of absolutely pure, perfect sand beach. There is a detached 1-1/2 car garage. This spot was the summer home of Dr. Paul Nelson since the early 1960's and his year-round retirement home for about the last 25 years. Two years ago he sold it to Mike and Shelly Scripps who did a lot of work to the place to make it their retirement home. Because of a change of retirement plans they have now put it back on the market. This is a 3-bedroom, 1-1/2 bath, 1-story home on a cement slab. It has a 3-season all glass porch on the lake side. The combination kitchen-dining room also has a large picture window looking out over the flat sand dune area to the shore of Sand Bay. The center room of the home is a large living room with a split fieldstone fireplace. New roofs have been put on both structures recently plus many other improvements have been made in the last few years. There is a very, very expensive wood cook stove in the kitchen that is a modern-era stove set up to pre-heat the cold water that goes into the hot water heater. The artesian-flow well diverts its overflow to the creek that runs from south to north across the property out toward the main road. This home would make a wonderful beach house and second home for someone or a very good rental property, but it could also be used as a cozy 12-month retirement home. With each of the two lakefront lots having a current value of \$190,000, a purchaser would really be buying all of the improvements on the property for **only \$90,000** at the seller's asking price of **\$470,000.**

<b>LAKE MICHIGAN FRONTAGE - VACANT</b>
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Units 1, 3 & 4 of Innisfree Dunes Condominium

Vacant lakefront lots on the North Shore of the Island between the Beaver Island Lodge and the St. James Township Campground (access via Innisfree Lane). See the 2<sup>nd</sup> Wojan-Cashman map of Beaver Island to view this location. All three lots are 200 feet wide and 500 feet deep. Lot #1 is wooded but with the view easily cleared to the north for a view of Garden, Squaw, and Whiskey Islands. If you are with Ed Wojan he can show you the view available from a nearby parcel that has structures on it with the view opened. Units (lots) 3 and 4 are relatively open with Cape Cod-style sand dune area near the building sites with very little trimming needed for a panoramic view of the channel between the islands to the north. All three of these lots have their southern line on a new extension of Innisfree Lane that goes to the right (east) at the half-way in point of the original full length of Innisfree Lane. Please feel free to drive in, turn to the right at the sign and walk up through these lots to the bluff-top building sites along their north line. These lots are extremely secluded and absolutely beautiful on a stretch of the North Shore that is a larger home residential area. Most lots would need a set of steps down the bank to the beach but this feature is offset by the tremendous views from the elevated building sites. At night you can see the flashing light of Lansing Shoals and lighthouse points in the Upper Peninsula. You can also watch the freighter traffic on the channel north of Lansing Shoals, and in the evening actually hear the rumble of the lighted freighters heading to Chicago or the Mackinac Straits. On these lakefront lots it seems like you are out in a quiet wilderness area but you are actually only a 5-minute drive or a 10-minute bike ride to the center of St. James. With North Shore lake frontage just a mile east near The Portage selling for \$1,900 per front foot, these lots are a bargain at **\$200,000 ea.**

Lot 463 Port St. James Subdiviosn No. 1- (New Listing- more details to follow)

This lot has 105 feet of Lake Michigan frontage.

**\$105,000.**

Unit A-200' of Lake Michigan frontage-(New Listing –more details to follow)

This 200 feet of lake Michigan frontage lot is located next to the Innisfree Dunes Condominium Lots **\$225,000.**

**Lot 11 of Robin Woods Plat**

178 feet of Lake Michigan frontage on the north shore. A large very pretty lot with extremely pretty tree cover looking north toward the south and west side of Garden Island. This lot is just a few hundred feet west of the Beaver Island Lodge. It is rare to find a lot on the north shore of the island near town. You are only a few minutes from downtown (5 minutes if you are walking) and yet you feel like you are miles away on a secluded shore. There are three beautiful new homes built on the three lots immediately west of this 178 feet x 400 feet lot. This is an elevated bluff-top building site. You need a set of steps down to the beach which you can see a good example of on the Martin home lot just one lot west of this property. **Severely reduced from \$338,000 to \$180,000. Best lakefront buy on the island.** Land Contract terms possible **\$180,000.**

**Lot 11 Lookout Point Plat**

Lakefront lot with 125 feet of frontage almost in the town of St. James but in a secluded private subdivision just northeast of the town area. This lot is actually at the northeast corner of the island and is part of the south side of Sucker Point. This lot has sandy beach with pebble stone mixed into the sand. Its view is to the northeast with Hog Island and Garden Island and the pass between them highly visible from this spot. In the summer time you see a lot of the boats that go to the U.P. and the boat traffic to the other islands out in front. On this lot you can either build on an elevated area back from the shore or build on the flat area out near the shore. South of this lot there is a 1-½ lot parcel that has 177 feet of frontage; north of it on Lot 12 there is a large new home with guest house on 150 feet of frontage. There will be only four houses on the 1,000 feet of frontage west of this lot and there will only be four houses on the 850 feet south of this lot. At \$1900 per front foot this lot's asking price is less than the lake frontage on the north shore north of town and also less than the asking price of Sand Bay frontage. It is a gorgeous building site with a nice mixture of hardwoods and conifers and an absolutely gorgeous view of the water and nearby islands. **\$237,500.**

**2 Lots just outside the edge of Beaver Harbor**

2 lots being split out of a 5.06 acre parcel with 152 feet of frontage with each lot. Elevated, wooded building site that has been cleared with a partial driveway already in. Just northeast of the end of Grants Road in Section 35 about halfway between Johnson's Point & Looney's Point. These lots have a fantastic view of the entrance to Beaver Harbor with a view of Gull Harbor, Garden Island & Hog Island to the north. From these lots you also see the Beaver Harbor light and most of the town of St. James. Quiet residential area of nice homes but only 2 miles from downtown St. James. **\$170,500 ea.**

**Parcel "E"** (South 1/2 of original Parcel E)

5.3 Acres of old farmland with 195.6 feet of Lake Michigan frontage located on the east side of the Island past the golf course (just below "Kerry's") and before the Pebble Beach Subdivision. This parcel faces east-northeast with a view of the boat channel into Beaver Harbor, Hog Island in the background to the north, and Waugoshance Point area to the northeast. Secluded beach area and yet only three miles from town. Perfect building site for sunrises, moonrises, watching the Emerald Isle and sailboat traffic going by out front. **\$195,600.**

**100' sandy beach lake frontage (Section 25 T38N R10W)**

This beautiful sandy beach lakefront lot is located on the south side of Point LaPar  
Plus there is an inland lot across the road. The lakefront lot must be sold first.

Lakefront...**\$160,000.**  
Inland Lot...**\$ 20,000**

**Parcel C** - (Hetherington)

102.66 foot wide lakefront parcel on the east side of the Island, just south of Point LaPar and north of Martin's Point in Section 36. This lot is 400 feet deep from East Side Drive to the shore. Fairly sandy swimming beach with some stone & rock. Very pretty mixture of hardwoods, birches & conifers. This lot also has a creek bed/ravine that flows out to the lake in front of the building site. Health Department approved for well & septic. Ask Ed about the details of this unusual Lake Michigan building site. A nice summer home or retirement home site at **\$139,000.**

**Lot 10 of Wicklow Beach**

102.68 feet of Lake Michigan frontage located on east side of the Island. This lot is located in the northern part of the original Wicklow Beach Plat, immediately adjacent to (north of) the nice home called Wicklow Winds. Drive in the Wicklow Winds driveway, park behind the Konarska house there and walk out to the beach on the open area to the left side (northern side) of the house. This vacant lot - #10 - is tree-covered with a combination of oak, hemlock and beech trees. It's an elevated building site looking down on a good sand strip beach with very good swimming. You can easily see what the building site on this Lot 10 would be like by standing beside the seller's house that is on Lot 11. Unless you are buying Sand Bay frontage or in the middle of Iron Ore Bay or the north end of Greenes' Bay you will not find a better building site or better beach than this 100 feet wide lot. It is just below Johnny Martin's Road and just above the Martin's Bluff right near where it says Wicklow Beach on the 2<sup>nd</sup> Wojan-Cashman Map of Beaver Island. It is priced to sell quickly at **\$149,000.**

**Lot 16 of Wicklow Beach No. 1**

100.45 feet of sandy beach frontage; elevated hardwoods, building site. This lot is just like Lot #10 of Wicklow Beach described above but it is just about one-half mile south in the southern part of the Wicklow Beach Plats. The beach is about the same as on Lot #10 but the bluff is higher. This just means that more steps will have to be built to get you down to the beach from the building site. Except for the height of the bluff that rises higher as you go south in the Wicklow Beach lakefront plats, almost all of the lots in the Wicklow Beach Plat are more or less alike. This owner will only sell if somebody will pay the current retail price. **\$159,000.**

**Parcel 2 of Arranmore Shores**

A 1.275-acre parcel with 138.17 feet of Lake Michigan frontage just 200 feet south of the State land at Martin's Bluff. This waterfront acreage parcel is actually just on the top of Gracie Martin's Hill. It is right next to the Arnold and Lois Rich home at 29670 East Side Drive. The driveway into the building site on this lot is just before you would pull onto the concrete slab for the Rich home (turquoise doors and trim). The sellers were cleaning up this lot and getting ready to build on it when they decided to build closer to where they worked on Sand Bay near the Central Michigan University Center. (Sellers are two professors with CMU.) They had cleaned up and opened a building site, partially opened the view, put a long set of steps down the bank and built a storage shed at the bottom of the bluff. They had a setup to keep their boats at the base of the bluff for transport across the sand beach out to Lake Michigan's edge. This lot is therefore ready to be used by someone as a beach lot or camping lot until you are ready to build. There are some rocks in the water out front but there is a lot of sand at this spot with a very wide sand strip between the edge of the tree line and the water. If you are looking at this lot with Ed he will be able to show you what the view would be like from nearby sites that have already been built on. Ask for an appointment. Because sellers are getting ready to build on their new Sand Bay site they are motivated to negotiate with the broker and a prospective purchaser. The lot might be purchased, therefore, at a bargain from its listed price of **PRICE REDUCED \$165,000.**

**Parcel 9 of Arranmore Shores**

10-acre parcel with 115 feet of good beach, Lake Michigan frontage just 650 feet south of Parcel #2 described above. This parcel has a building site on the shore between the houses on Parcels 8 and 10 (29550 and 29512, respectively). It also has across the road the 10-acre parcel that is 209 feet wide by almost 2000 feet deep. This is a very pretty lakefront building site with nicely wooded acreage inland - on the west side of East Side Drive - that would allow someone to have a lakefront home but also a cabin in the woods very close to the main home. Some of the owners of this Arranmore Shores subdivision are using their interior acreage for hunting land and/or for fruit trees and wildlife habitat right behind their lakefront homes. It's hard to find this combination with really useable acreage right across the street from your lake frontage. This parcel could be used in many different ways depending on what you want to have. **\$185,000.**

**Unit #6 - Kilty's Point**

A 2.1 acre lakefront parcel with 150 feet of sand & rock frontage that is part of Kilty's Point (just above Pete McCauley's Bay & about a mile below Gracie Martin's hill). This lakefront lot has a good artesian flow deep well already on the property and a driveway in almost to the building site on the lakeside of the parcel. It is cleared and ready to build on. Very pretty lakefront spot. Priced firm at **\$150,000.**

**Unit #4 - Kilty's Point**

A 1.662-acre parcel with 167.46 feet of Lake Michigan frontage. This parcel is on the south side of a small point where during normal water level times a good amount of sand collects on the shoreline and in the water in front of the building site. At Parcel #2 to the south is Kilty's Point proper with the Gatliff house on it. In between this lakefront building site and Parcel 3 there is the Karl Erber Nature Preserve, so southwest of this lake frontage the little bay north of Kilty's Point is an area that will remain natural forever; this really adds to the privacy and seclusion of this lakefront building site. An owner of this parcel has the right to use the Erber Nature Preserve so it is like owning 667 feet of beach frontage. The extra acreage with this lakefront lot is across the road heading straight west and a little above the lakefront site. You need to see a survey copy to understand this layout. There is a road access to the back of the additional acreage because an existing trail crosses over the southwest corner of this piece through a conservation easement restricted area on the west side and along the south line of this inland acreage. Ask Ed Wojan to explain this subdivision's common areas and how you could use this parcel. Sellers have priced this very special piece at the average going rate for lake frontage: \$1,000 per front foot. This piece, however, has a lot of special features that make it worth more than the asking price of **\$167,000.**

**Unit #1 - Kilty's Point**

151.98 feet of good lake frontage half way up Kilty's Hill (just past the Gatliff home on Kilty's Point). This 2.794-acre parcel that is 150 feet in width and approximately 840 feet deep has an easy access building site off East Side Drive with a lot of dune grass and accumulating sand beach out front. The area of the lot north of East Side Drive is open hardwoods with very mature beech and hemlock trees on rolling hills. This is not critical dune area, however, so you can change the terrain as necessary and/or build driveways or houses on some of the slopes of this interior rolling hills part of the lot. This inland side of the lot would make a beautiful spot for a guest house or studio or rental apartment to be used with the main house on the beach. This area has rocks in the water, but part of this particular lot is on the west side of Kilty's Point and has a lot of sand out front around the rocks. With the low level of Lake Michigan the last ten years the beach has vegetation growing on it right now on what used to be a wide strip of really pure sand beach. We really believe that the water will eventually come back up and bring the good beaches back. If this lot was still the way it was when the water was higher it would be priced close to \$300,000. The building site faces due south, making this the perfect lakefront homesite, and is really priced to sell at just **\$175,000.**

**Parcel #5 of Gov't Lot 1 of Section 11, T37N R10W** (just south of Unit #1 of Kilty's Point)

A parcel approximately 1.4 acres with 250.56 feet of good Lake Michigan frontage. This parcel has a lot of dune grass and sand on the shore lakeward of the building site. It's an elevated parcel that will need quite a bit of trimming of very tall, mature trees, but the view through the remaining large trees from this high hardwoods-covered building site will be spectacular. This lot reminds anyone very much of what the Wicklow Beach subdivision bluff-top building sites and beach is like. Seller is willing to put in the driveway to the building site from the road before the closing of any sale depending on the price that is offered. This parcel's homesite will be very private because the building site on the adjacent parcel to the left (east-northeast) is much lower and back a little more toward the road. The building site on the next parcel to the west-southwest is over a knob and hidden from view from #5's structure location. This parcel is truly a diamond in the rough. With a little opening of the view and a set of steps down the bank to the beach you would have a spectacular Lake Michigan beach and homesite. Seller is really eager to move this parcel so talk to Ed Wojan about a negotiated deal.

**MAKE AN OFFER****\$175,000.**

**Parcel #5 of "Isle Awhile"**

Beautiful lakefront parcel on Pete McCauley's Bay just 50 feet southwest of the State of Michigan parcel on the same bay. This parcel is adjacent to the new cedar shake home at 28182 East Side Drive (the Zorn home). This piece has its own driveway already in with a turnaround and parking area; this driveway is just before (north of) the two stone pillars that go in to the Marshall cottage - just north of Nomad corner. This Parcel #5 has 140.35 feet of lake frontage with 163.18 feet on East Side Drive and is 1.142 acres in size. It is on the sandy part of this bay with a wide sand shoreline but with some rocks out in the water. The elevated building site has a lot of potential for a home to look down on the sandy beach and also have a walkout basement to the hollow in the ridge toward the southwest side of the lot. This lot has beautiful red pines, oaks and maples around the building site and in the view out front. You need to have Ed Wojan show you how the house would be built on this lot. The new home on the adjacent lot (28182) toward the northeast is a good example of what a building site on this lot would be like. Seller is only selling to buy a larger parcel on Iron Ore Bay, so seller is motivated. **\$220,000.**

**Parcel #2 of "Isle Awhile"**

Lakefront parcel just before Nomad Corner on East Side Drive on Pete McCauley's Bay. Parcel #2 has 249.18 feet of lake frontage and is 1.256 acres (with 265.65 feet along East Side Drive). There is a new cedar shake home being built just immediately to the east of Parcel 5 on a 50-foot wide lot. Ask for survey copies and location map of this parcel from anyone at Ed Wojan Realty office. **\$174,500.**

**200 feet of Lake Michigan frontage (Parcel C)**

Just above Kelly's Point and just below the southern road going into the South Arm of Lake Geneserath. The building site is likely across the road. Stony beach but this parcel has a mixture of sand and stone at the beach edge that gets better as the water levels rise. This lot has an absolutely fantastic full view of all of Cable's Bay. This is a great lot for someone who loves a wide open vista of a lot of water and beaches. Priced to sell at only \$700 per front foot. SELLER IS MOTIVATED - MAKE AN OFFER. **\$135,000.** Sellers have another lot (Parcel B) immediately adjacent; they might consider selling all 400 feet at a discount.

**Lot 52 of Cable's Bay Plat**

227.2 feet of sandy beach frontage; some of the nicest lake frontage on the Island. The older summer cabin (27165 East Side Dr.) on the property is in a position where you could build a new home just south of it and leave the original cabin as a guest house. The existing cottage provides a starter place for you; build your new house later. **\$275,000.**

**Lots 59 & 60 of Cable's Bay Plat**

Lot 59 on Cables Bay Plat with 150 feet of frontage and Lot 60 of same plat with 120 feet of East Side Road frontage. Driveway already in that provides access to these lots and also the Howing House on Lot #62.

**Lot 59- \$140,000.Lot 60-\$35,000.**

**Unit 11 of the Gaelic Shores Subdivision**

Very large, deep, site condominium unit with a Lake Michigan point out in front of the building site. 120-foot wide parcel with 129.66 feet along South End Road. The building site is on the inland side of the road. Has a lot of lake frontage on the point across from the building site. This parcel goes about 900 feet north of the county road now known as South End Road; the total size of Unit #11 is just about 3 acres. There is an access trail that leads into the back (northern part of the property) which is high, fairly open hardwoods. This means you could have a home very close to the Lake Michigan shoreline looking south across the road at the lake with plenty of good inland area for hunting, a guest house, wood cutting, food plots, garden areas, etc. north of your Lake Michigan home. Ask for details of this lot from Ed Wojan at 1-800-268-2711. **PRICE REDUCED \$98,000.**

**Parcel 11 of Iron Ore Bay Subdivision (SOLD)**

1.22-acre parcel with 200.76 feet of beach frontage west of the Lighthouse property between the Jender lakefront home on Parcel 10 and the Dollen/Matson lakefront home on Parcel 12. Elevated building site with a view of the sand beach below it and a view of the main part of Iron Ore Bay and the points west to Cheyenne Point. Also has a dramatic view of North and South Fox Islands about 11 miles to the southwest. This is one of the nicest lakefront parcels on the prettiest bays on Beaver Island. Although there are rocks in the water out front this is a very sandy area with swimmable areas off shore; the building site, the views and the long sweep of sandy beach of Iron Ore Bay make this one of the most attractive lakefront parcels on the Island. **\$235,000.**

**Parcel #13 of Iron Ore Bay**

212.38 feet of Lake Michigan frontage

**\$215,000****Parcel #18 at Iron Ore Bay**

An 11-acre parcel with 349 feet of beautiful Lake Michigan frontage near the west end of Iron Ore Bay (about 500 feet east of the point at which the South End Road turns inland). The building site on this parcel is behind the dunes near the tree line, but there is private access to the building site from the interior (north side) of this acreage piece off the Betsy Smith Trail. This building site looks out over the steep drop in the dunes and looks down on the South End Road that runs between the building site and the beach. With the steep foredune that rises off the road and then down to the beach, your actual beach frontage here is quite private - even with the road between your beach and the house. This is a Cape Cod style sand dune, sandy beach lot that faces south; it has good sunset views at least half of the year, and a dramatic view of the Fox Islands about 11 miles to the southwest. This is one of the nicest lakefront parcels with sand beach available on the Island right now. The seller recently reduced his asking price on this parcel by \$50,000 (to just \$945 per front foot), so now it's really priced to sell at **\$330,000.**

**Parcels 17A & 17B – Greenes' Bay (PARCEL 17B-SOLD)**

Two west side, lakefront lots near the south end of the Greenes' Bay Subdivision. These lots are in the rocky part of the bay but with a good sand strip between the edge of the water and the tree line when the lake level is at its normal level. Each lot is 2.51 acres. The northern lot 17A has 113.36 feet of beach frontage and the southern lot 17B has 127.67 feet of beach frontage. The building sites are on an elevated plateau just back into the tree line. Quite a bit of clearing has been done in the middle of the original Parcel 17's lake frontage to open the view of the lake from the ridge top. These parcels were resurveyed in 1992 with all new pins set for these two lakefront lots. The tree cover to the side of and immediately behind the building sites on these two lots is primarily oak and pines, but with beech, maple and birch as well. This is a very secluded spot with nice homes on Parcels 19 and 20 to the south and two nice homes on Parcel 15 to the north. A private, quiet, western exposure spot for a great summer home site. **\$165,000 ea.**

**South 1/2 of Parcel #7 - Greenes' Bay**

Almost six acres with 200 feet of pure sand beach frontage in the middle of the sandy part of Greenes' Bay. (It's just north of the Bloch home on Parcel #8 - two rocks hold up a chain across this home's driveway.) This is without a doubt the very best beach frontage on the west side of Beaver Island. The building site is in the tree line just behind the rise of the sand dunes that form the ridge between the water's edge and the tree cover inland (most of the homes on Greenes' Bay are built behind and against this sand ridge). Wide beach below the dune grass covered ridge and very swimmable bottom in the water out front of the lot. With sunsets year-round, a view of High and Gull Islands, and on a private road in a very quiet residential subdivision, this lot is probably the best west side parcel we have listed in years.

**(South 1/2 of Parcel #7 - Greenes' Bay-continued)**

With sandy beach frontage on other parts of the Island now selling for \$1,900 per front foot, this lot is priced low at \$1,925 per front foot, because in addition to the lake frontage it also has a bluff-top building site with a road and underground power on the east line of the lot (coming north from Greenes' Bay Road). It also has a new driveway from Greenes' Bay Drive in to near the building site cleared (but not graveled yet). It was also just re-surveyed. Ask for a survey of this parcel. **\$385,000.**

**Parcel 13 - Greenes' Bay**

267.65 feet of Lake Michigan frontage on the west side of Beaver Island, on beautiful Greenes' Bay. This is a 10.05-acre parcel that is 258.25 feet wide and 1,734 feet deep. It includes the elevated plateau above Lake Michigan that is a lakefront building site on its western end, and a flat hardwoods parcel on top of the Island's west side bluff on its eastern end. Seller is willing to sell this 10 acres in two 5-acre parcels: A bluff-top view lot of five acres for \$50,000, and the western lakefront five acres with its improvements and 268 feet of beach frontage for \$356,000. Seller will consider a discount for a buyer interested in both pieces. The lakefront parcel must be sold before seller will sell the bluff-top five acres separately. Seller has a driveway in from the service road known as Greenes' Bay Drive to the edge of the bank near the shore. She has electricity installed to the building site, a deep well is in, and a small clearing has been made just back from the edge of the shorefront rise; this parcel is ready for anyone to camp on it prior to building. There are at least \$25,000 of improvements that have already been made to this parcel. This lake frontage has a lot of rocks in the water out front but it is just at the south end of the very sandy part of Greenes' Bay, and during normal water times has always had a good sand strip beach with sand in the water around the rocks out front. It's not perfect swimming beach but it's useable and there is a good sand strip that people can use at the edge of the water. If the Lake Michigan levels come back up it will once again be much better than it is right now.

**Bluff 5 Acres - \$50,000.**

**Lakefront 5 Acres - \$356,000.**

**Parcel 14 - McFadden's Point**

This lakefront parcel is located on the private extension of Mrs. Redding's Trail on the west side of the Island, near the north end of Greenes' Bay. It is a 10.67-acre parcel that is 200 feet wide with 262.01 feet of shoreline. The front (western third of the parcel including the building site near the shore is open sand dunes area. The beach is a combination of sand and stone and although it's not perfect sand beach it still provides good swimming. An owner can also, however, walk 500 feet south along the water's edge to the State land that is pure sand beach at the north end of Greenes' Bay. This parcel not only has good western exposure with year-round sunsets and views of the islands to the west, but there are also fantastic views straight south of all of Greenes' Bay and north to Parcel 10 of McFadden's Point. Very secluded, very private, Cape Cod style building site. You need to walk south approximately 1,000 feet from the locked gate on the private road to view this Parcel #14. The Ed Wojan Realty sign standard is placed in the ground at the front of the approximate building site on this parcel - out near the shore. **\$245,000.**

**Lot 3 of Western Shores Plat**

279 feet of pretty good lake frontage (not exactly sandy beach but much better than the heavy rock frontage that you find on much of the west side). This lot is accessed by a common driveway on the lot line between Lots 3 and 4 of this plat - take the driveway to the right at the Y. This driveway is the first driveway south of the large turn-around cul-de-sac that is on Lot #1 at the end of the County road. This lot is over 500 feet deep. It is 235 feet wide with 279 feet of actual beach frontage (it's actually a little more than that out at the water's edge). The owners of this lot put in a driveway to a small clearing that has a picnic table at what would probably be the ideal building site. They have not yet trimmed all of the trees out front of the building site so purchasers can select which trees they want to remove and which trees will be saved. You can frame the view according to your likes. There are a couple of paths leading from the opening created out to the edge of the shore. The owners love this

**(Lot 3 of Western Shores Plat-continued)**

lot and are only selling to be able to buy a home that just came up for sale at the north end of Sand Bay. They have rented this home for years and like it enough to let Lot 3 go in favor of a house already built. Sellers are anxious to make a deal with someone. Lot 4 immediately south of this lot is offered for sale by Beaver Island Realty for \$375,000. Lot 4 has a very large opening for a building site with most of the trees out front already removed, but it actually has less frontage than Lot 3. Enjoy year-round sunsets from a western-facing lot at a lower price per front foot than most have been selling for lately. This offering of Lot 3 is a real bargain and is priced to sell quickly at **\$205,000.**

**Parcel 22 of Western Shores (northern acreage parcels)**

A 10-acre parcel with a total of 435.92 feet of Lake Michigan frontage. (This frontage is around a point; the actual width of the parcel near the shoreline on a straight line roughly north-south is about 320 feet - so you might call this 320 feet of frontage.) You really could, however, build on either the south side of the point and have a view of the lake to the west-southwest, or build on the north side of the point in the little sandy bay that the VanAcker home is on and have a nice view that is west-northwest with High Island being very visible from the northern building site. This parcel lends itself well to a large lakefront home and also a fairly sizable guest house that would be near each other and yet separated with a slightly different view from each. This parcel has a driveway already in that provides access to either of the building sites. Since the couple on Parcel 21 (33915 Western Shores Road) have built near the north part of their 322 feet of frontage, and Parcel 23 to the south of subject property would likely build in the center of their 390 feet of frontage, this Parcel 22 offers someone a really secluded lakefront spot on the west side of Beaver Island. With the water being as low as it is right now, a lot of rocks are showing up out front and it is not a really good swimming beach. The view, the sunsets, Gull and High Islands, etc. make up for this, however. There is a good sand strip where sand was always washing up on the western edge of this parcel during normal water level times. We feel certain that those water levels will come back again in the not too distant future. Owners of this lakefront piece have an easement to walk the inland trail known as Karl's Trail from near the turn in the road on the north end of Parcel 20 down through the southern end of Parcel 24. The walking trail passes through this Parcel 22 near its eastern end (see the survey copy of this parcel available at the Ed Wojan Realty office or on our website). The sellers have decided to buy property on a bay farther north to have their retirement home closer to friends. They have therefore priced this parcel to sell now at a reduced price. Other parcels with less frontage at Western Shores have sold for more than this asking price of **\$245,000.**

**Parcel C-2 of McCauley's Point Subdivision**

A 4.6-acre parcel with 200.27 feet of Lake Michigan frontage. More details to follow.

**\$310,000.****Parcel D-4 of McCauley's Point Subdivision**

A 4.7-acre parcel with 200 feet of Lake Michigan frontage in the McCauley's Point "Subdivision" just south of the State land at the south end of Donegal Bay. This parcel is near the north end of the long sweep of beach called "Eagle Bay" (it's half-way between the tip of McCauley's Point and the lodge known as Deerwood). If you count the area out front of the survey markers to the edge of what was always the ordinary water's edge this is a 5-acre parcel. It has a good driveway in to the two building sites on the ridge just inside the tree line. Power is installed underground up to the building site and part of the view from either building site is already opened. From the large turn-around and parking area at the end of the driveway there is easy access to the main structure building site and/or the guest house site. On either side of the driveway from McCauley's Point Road there is a lot of flat area for accessory buildings. Part of this property is on top of the west side bluff; the bluff-top building site is about 360 feet deep and 200 feet wide. There is an easement for a road to be built up from the main road in from Eagle Hill Road to this bluff-top building site. (This parcel could actually be split into two lots - a lakefront acreage parcel and a bluff-top 2.5-acre parcel.) The old railroad grade known as the Kuebler Trail runs through this parcel half-way between the bluff bottom and McCauley's Point Road. You can walk out your back door and walk for about two miles on this very natural, very scenic walking trail. The beach on this parcel always had a

**(Parcel D-4 of McCauley's Point Subdivision-continued)**

wide sand strip between the edge of the fore dunes and the water. With Lake Michigan being so low the last ten years a lot of rocks on the bottom have been exposed out front because no sand has been washed into the beach edge for many years. When the lake finishes its low cycle this lot will again have what we call "sandy beach." When you get into the water you can go north a little bit and find larger areas of pure sand bottom. The elevated building site is a very easy site to build on under the Critical Dune Act. This elevated site also will give a homeowner fantastic views of High, Trout, Whiskey and Gull Islands to the Northwest and West. It's part of the Island where you see fabulous sunsets year-round. Seller wants to buy other property out of family holdings on the North Shore of the Island; otherwise this parcel would not be for sale. A 1031 exchange of properties is seller's intent and timing is of the essence so make an offer. **\$335,000.**

**Lots 537 and 538 of Port St. James Sub. #7**

Two lots, side by side, on Donegal Bay just north of the area known as "Sunset Corner." These two lots are north of the Freeman house (37885 Donegal Bay Road). The Abby Fogarty lakefront home is on Lot 536 (28305 High Island Ct.) with her south line being the north line of the two lots we have for sale, 537 and 538. With 206.76 feet of good, swimmable, walkable frontage these lots are in one of the most desirable areas of Donegal Bay; they have elevated building sites, good seclusion from the openness and high density of other parts of Donegal Bay. You cannot find a better spot on the west side that also has easy access to town for a second home or retirement spot for yourself. Because this is a sandy area with dunes, it's naturally included in the Critical Dunes area of the St. James Township Zoning Ordinance; these lots, however, can fairly easily obtain building permits at reasonable spots on the lot. The seller bought both lots together and hopes to sell them together. Seller will give a discount for a purchase of the two lots. No sale will be closed until two guaranteed sales of the separate lots are set up for a simultaneous closing. Seller will not run the risk of having one lot sold and the other sale not closing.

**Both lots can be purchased for a total of \$325,000 with the individual lots at \$175,000 each.**

**Lot 521 of Port St. James Sub. 7**

Nice Lake Michigan lot located on Trout Island Court, next to the Hooker home listed for sale. The lot has recently been cleared and opened up to show the beautiful view. More details to follow. **\$165,000.**

**Lots 517 and 518 of Port St. James Sub. #7 and inland Lot #544**

Over 300 feet of Lake Michigan frontage on the north side of Hooker's Point on Trout Island Court. Inland Lot 544 is located across the street at the intersection of Trout Island Court and Gull Island Rd. More details to follow. **\$215,000.**

**Lots 490 and 491 of Port St. James Sub. #7 and inland Lot #369**

100 feet of Lake Michigan frontage on Lot #490 & 95 feet of Lake Michigan frontage on Lot #491.

Located at the northwest corner of Island, right at Cross's Landing with inland Lot #369 across the street for septic. Ask for details at Ed Wojan Realty. **\$100,000 each lakefront lot**

**Lot 188 of Port St. James Sub. #4**

A lot just east of the spot called Baraga's Landing on Garden Island View Road that is approximately 270 feet deep with a minimum of 80 feet of Lake Michigan frontage. (The lot gets wider as it leaves the road and heads toward the shore so the actual amount of shore frontage is greater the lower the water is.) This lot already has a driveway constructed on it with a good T-end to the driveway just behind the building site that was flattened and made ready for a building years ago. The view of the lake from the building site was opened up about five years ago but needs some re-trimming. This lot is between two homes where the home to the west is on Lot 190, but the homeowner also owns Lot 189. The home to the east is in the middle of three lots. This results in Lot 188 having two vacant lots on both sides of it that are buffer lots for the two homes east and west of this lot for sale. In a way this is like getting three vacant lots for the price of one - in terms of your privacy under the current arrangement.

**(Lot 188 of Port St. James Sub. #4-continued)**

The beach out front is stony but still swimmable. This lot was approved for an onsite, gravity-feed system in August of 1999; a lot of lots in this area require pumpback systems so Lot 188 will require less money for the installation of your septic system. The lot has a good view of Garden Island and the pass between Garden and Beaver Islands; it also faces northeast so that it is looking at Hog Island off in the distance. From the beach you can also clearly see Squaw Island and Whiskey Island. This is a secluded, very pretty lakefront building site fairly close to town and yet a world away from busy roads or a lot of activity. With the driveway already in and a lot of clearing done and the buffer lots both sides of it this lot is priced to sell because the seller needs it sold this summer; it is a bargain at **\$125,000.**

**BEAVER HARBOR HOMES & VACANT FRONTAGE**

**Gillespie Home-** 26035 Main St. (Parcel B-2)

Beautifully remodeled home with a new addition. The upper level which is over 1700 sq. ft. includes a three season porch which spills out to the large deck that wraps around the front of the house. The master bedroom has two walk-in closets and a full bathroom with an oversized tub. The second bedroom has sliders to the deck out front. The home has vaulted ceilings in the open kitchen/dining room and living room with a unique circular tower seating area, with a panoramic view of the harbor that can be seen from this area. The lower level which is currently being used as a gift shop, can be converted to a second apartment. Beautiful landscaping. Too many features to list them all. See our board of pictures at the Ed Wojan Realty office and ask for a copy of the survey to show size and layout of these parcels. The large lot next to the home (Parcel B-1) is being sold separately from the house and also has 1/2 interest in Parcel C with the dock across the road.

Parcel B2 w/ 1/2 interest in Parcel C w/dock.....**\$965,000.**

Parcel B1 w/ 1/2 interest in Parcel C w/dock.....**\$385,000.**

**100 feet on Beaver Harbor**

A Marine Related zoning lot that can be used for a commercial or private dock, water related businesses, private or public swimming beach, ferry service facility, etc. – basically any Marine Related use. This lot is located in the very center of the town of St. James. It would be very good location for any water-oriented business. This is immediately north of Arranmore Park and is a prime piece of Beaver Harbor frontage. **\$300,000.**

**300' of Frontage at the Entrance to Beaver Harbor with 4.3 Acres**

An acreage parcel just outside Beaver Harbor facing northeast with a fantastic view of Hog and Garden Islands and the northeast part of Beaver Island plus Beaver Harbor. The boat channel is right out front; you feel like you can reach out and touch the ferries or sailboats going into St. James. Private, secluded frontage at its best. Semi-circle drive behind the building site already in. Very close to the east end of Carlisle Road, not far from town. **REDUCED** **\$275,000.**

**300' of Frontage at the Entrance to Beaver Harbor with 4.3 Acres**

Right next to the 300 feet described above . The same description applies except that this parcel (Dunn's) has more cleared area for a building site and more of the view opened (your building site is cleared and ready to build on.) **\$285,000.**

**INLAND LAKE FRONTAGE - HOMES****Fiegen** – 27380 Pine Chip Rd. “LOONSONG”

Very nice home, newly renovated on the north shore of Font Lake on Pine Chip Road (the private road off Donegal Bay Road before the boat launching site). This house is on Lot #9 of the Font Lake Subdivision; it has 80 feet of shallow, solid bottom sandy frontage with a view down the full length of the lake. This southern exposure house has 1484 sq. ft. of finished living area (a little over 1100 sq. ft. on the upper floor and 384 sq. ft. in the walkout basement). There is an open sun deck on the lake side of the living room with a hot tub and a 12' x 24' roofed, screened porch deck in front of the dining area. The house comes with a garage that has a new roof on it, plus a 224 foot deep well. The house had a new roof put on it in 1993 and has been improved considerably by the current owner. It has many special features that have to be seen to be appreciated. The lot is nicely landscaped with a lawn area between the house and the water plus a lot of beautiful plantings between the house and the road. This house is on a private road with a new home on the lot west of it and the building site on the lot east of it is farther back from the shore. Its location one mile from town and  $\frac{3}{4}$  of a mile from Donegal Bay and the public beach makes it a very attractive location for summer residents or retirees. It also has a good bottom for a dock to be kept out front and is on a very good fishing lake. Font Lake is not likely to be developed very much with a large part of the west shore of the lake Association natural area. This lakefront home would also make one of the best rentals on the Island for someone wanting an income property. The replacement cost of the improvements added to the current land value comes to about \$325,000. The owner is willing to make a very attractive package sale of all of the furnishings and appliances with the house, which makes this a very good buy at **\$305,000.**

**Kantzer Home** - 28525 Fox Pointe Trail (Pvt.)

1280 sq. ft., brand new beautifully finished home with adjacent bunk house that sits on top of a ridge just 50 feet back from the edge of Fox Lake with a panoramic view of the whole lake. Two bedrooms, 1 bathroom home with glass all across the front (lake side) of the house that makes you feel like you are in a big boat on the lake. This is a beautiful house on a beautiful ridge on what most people consider the prettiest lake on the Island. Out the back (south side) of the house you look out on a beautiful open bog area with redwing black birds and a lot of beautiful scenery. This house sits on the western edge of a piece of lake frontage that is 233.20 feet along the shore edge and is 10.03 acres running a quarter mile southeast behind the house with a large stand of maple, birch & beech forest with a road back into the southern part of the acreage. This spot is one of the prettiest and quietest spots on the Island. You have to see the house and its views to begin to grasp its beauty. The current raw land value is \$150,000; the improvements on the lot would cost you more than \$185,000 if you were building it yourself.

**\$335,000.****Urban Home** - 26715 Hemlock Point Rd. (a/k/a Whitetail Trail)

Brand new, 1440 sq. ft. home on the north side of Hemlock Point with a 288 sq. ft. “bunk house” with its own bathroom and small kitchen area. This home and bunk house were just finished in 2008. The main house is a 2-bedroom and 2-bathroom with the master bedroom and bath on the lake side. It also has on the lake side a great room that is a combination living room, dining room and kitchen area. A long countertop island separates the kitchen on the south side of the house from the living room. This house faces all of the State land across the water of the North Arm of Lake Geneserath; this State land will always remain natural so purchasers can expect the view 50 years from now to be exactly what it is now. There is a large deck on the lake side of the house which includes a covered porch area on about 1/3 of the deck. This covered area in front of the master bedroom can always be turned into a screened porch area should an owner desire that. This entire house is high quality wood interior finishing with a combination of appropriately-colored drywall areas that combines well with the paneling. There are a lot of windows that give an excellent view of the adjacent woods and the panoramic

**(Urban Home-continued)**

water view out front. There are a lot of storage areas, a utility area, and a very nice entrance foyer on the main floor. Below the house there is a very high crawl space that is an excellent storage or work area. This crawl space is very dry because it was not put deep into the ground and is not what you would call a full basement. It is well- insulated, however, so that owners could store things in the crawl space easily all year round. With deep water coming right up to the edge of the shore there is really no need for a dock out front; you can put the nose of a boatright up on to the shoreline and pull it out of the water easily. A dock can be put out front, however, should a new owner so desire. After 2007 and 2008 sales on Font Lake and Lake Geneserath it is an understatement to say that this particular lot (Unit 9 of Whitetail Point Condominium) has a current value of \$100,000. With the high quality of all of the construction work and the use of high quality materials and fixtures, it is safe to say that the improvements on the property would cost someone over \$290,000 to build. With the additional attractive purchase price of all of the personal property in the house at just \$10,000, this property is a bargain for someone to buy at **\$370,000.**

**Westrate Home- 26989 Kempkers Rd.**

Beautiful new home just about 5 years old on the South Arm of Lake Geneserath. This house faces due west with its access a private driveway off South Arm Road in a nice location; it has 100 feet of Lake Geneserath frontage. This is a 2,200 square foot, two-story home, nicely blended with an older cottage that was approximately 1,000 square feet. The current owners remodeled the original cottage inside with the southern end of the cottage being totally opened to the large living room of the newly constructed part. 5 bedrooms and 2 ½ baths (one of the bedrooms on the lake side of the original cottage is also used as a kids playroom-family room). The whole upper level of the new part is a master bedroom suite. The large living room has a beautiful view of the lake plus an impressive corner stone fireplace (see pictures at: www.edwojanrealty.com). See sunsets year-round from the living room, the master suite and a wonderful lake side “porch”. The four-season front porch-sunroom with windows all around is being used as a second dining area but this could be used in a number of other ways. You must go inside this house to appreciate its quality and its layout. This house comes with all the appliances plus the refrigerator and freezer in the pole barn/garage (a new two car plus workshop/ “garage” with good lighting and wiring). This house comes with a 50 foot (five section) “Tommy Dock” plus one twelve foot boat, new kennel and more. Ask Ed about the special heating and cooling equipment and other systems the owners put into this house. Seller is motivated to sell this property. Someone could get a bargain. Ask us about the pricing of this home and lot. (The raw land is worth exactly \$100,000.) **\$395,000?**

**INLAND LAKE FRONTAGE - VACANT****Lot 48 of Cables Bay Plat**

This lot is over 700' in depth, with 248.6'of frontage on the main part of Lake Geneserath. Elevated building site with sand beach and majestic hemlock trees. This is the prettiest and best quality frontage on Lake Geneserath. There is very easy access to this homesite off East Side Drive and South Arm Road. It is very close to the Lake Michigan access lot on the Cable's Bay Plat so you can have a dock on an inland lake and walk across the street to use the sandy beach park lot on Cable's Bay. This is a very special inland lake lot. **\$224,000.**

**Lots 59 & 60 of Cables Bay Plat**

Aaron Morgan lots. Lot 59 on Cables Bay Plat with 150 feet of frontage and Lot 60 of same plat with 120 feet of East Side Road frontage. Driveway already in that provides access to these lots and also the Howing House on Lot #62.

**Lot 59- \$140,000.****Lot 60- \$35,000.**

**Barney's Lake Acreage**

Two 10 acre parcels on the southwest side of Barney's Lake with lake frontage. Elevated hardwoods parcels with a very pretty mixture of hemlocks and pines looking down on Barney's Lake. The frontage is not really good but small boats could be kept on the grass area between the tree line and the edge of the water. The view from the building site on one parcel was partially opened in the Fall of 2006. The access road to these parcels is off the extension of Sloptown Road known as Bonners Lane (turn in to Rybaski's Road at the boat & motor). There are existing roads that are drivable by two-wheel drive vehicles through both of these 10's for easy access to the building sites. These properties were lightly cut years ago but it is almost like a virgin timber area with all the mature trees on the parcels. You have to drive through it to appreciate it. These are very secluded and absolutely beautiful acreage pieces and with about 75 feet of frontage each. Just surveyed and ready to build on (also could be used as great hunting & fishing camp parcels).

**Seller will consider a land contract with a low down payment**

**\$85,000 each**

**Parcel 3 of Fox Pointe**

13-acre parcel with over 600 feet of frontage on Fox Lake. Includes "Big Rock"  
More details to follow.

**\$177,000.**

**Four Parcels on Font Lake**

Four acreage parcels on the east side of Font Lake facing west across the north half of the lake (north of Maloney's Point). These parcels run from the base of Maloney's Point on its north side up to the trail that comes in off Donegal Bay Road that has a path heading west to the edge of Font Lake (up to the three dashes shown on the 2<sup>nd</sup> Wojan-Cashman Map of Beaver Island). These parcels have a good solid beach bottom that is more or less sand out front and building sites on a narrow ridge near the lake that is covered with pines, oaks, firs and spruces. This is a very secluded area with private road access all the way back to Kings Highway, and yet it's almost right in town. Facing west across Font Lake a homeowner would see sunsets year-round over the line of trees on the west side of Font Lake. Most of the lake frontage on the west side of the lake that these lots look toward is common area of the Port St. James Subdivision that will likely remain natural. Parcel 1 has 150.47 feet of lake frontage and is 1.16 acres. Parcel 2 has 200 feet of frontage and is 1.56 acres. Parcel 3 has 153 feet of frontage and is 1.25 acres. Parcel 4 has 267.46 feet of beach frontage and is 2.43 acres. The listed prices of the lots goes according to the width of each lot so the prices are: **\$150,000 for Parcel 1, \$200,000 for Parcel 2, \$150,000 for Parcel 3, and \$250,000 for Parcel 4.** (**\$1,000 per width foot**)

<b>LAKEVIEW LOTS</b>
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**Lot 52 of Donegal Bay Subdivision**

Beautiful, flat-top sand dune area, second-tier lot with elevated building site and a wonderful view of all of Donegal Bay and High Island and the islands to the Northwest. This lot was set up for a homesite for the seller who then decided to buy a lakefront lot on Sand Bay to build on. All of the permits were obtained for the building of a 30' x 40' house with a drive-in basement and 1-1/2 stories above it. The driveway with a turn-around at its western end near the homesite was put in and stabilized. A septic system for a 3-bedroom house was installed on the lot and the well permit was obtained. Placement of all systems on the lot have been approved by the Planning Commission under a Critical Dune Act permit, and placement of the well and septic was permitted by the Health Department (well is not in yet but can be put in at any time).

(Lot 52 Donegal Bay- continued)

This site is in an area where you will have an unobstructed view of Lake Michigan, the islands and the sunsets to the Northwest in the summer, and an open view of the sunsets west and southwest the rest of the year. The Association beach is just a little over a quarter of a mile north of this site so you could walk to the sand beach swimming area. Because sellers want to transfer their equity to their new building site we are encouraging any interested parties to make an offer. **Seller will consider a land contract sale with a low down payment.**

Listed price is **\$95,000.**

**Lots 805 and South ½ of Lot 804 of Port St. James Sub. #9**

120-foot wide sand dunes lot on Allen's Lakeview Rd. with an elevated building site that views most of Donegal Bay and Lake Michigan to the west. This is a third-tier lot but an elevated building site with very easy access off Allen's Lakeview Road (the road that goes by the base of Mt. Pisgah). Because it is a lot and a half it's larger than most building sites in this area. It also is contiguous to (immediately behind) Lot #51 of the Donegal Bay Sub. described above, so if someone wanted a very large site for a home, guest house garage, etc., they could buy these two offerings on Donegal Bay and have their access to their complex off the main County road to the east.

**\$67,500.**

**Lots 806 & 807 of Port St. James Sub. #9 on Donegal Bay**

Two 3<sup>rd</sup>-tier lots in the open dune area across the road from Mt. Pisgah that can be considered view lots if someone builds a drive-in basement with the house above. The two lots are each 85 feet wide at the road and just about 150 feet deep each. Even though these lots are approved for two separate building sites, these lots are to be sold together. Critical dune area but fairly level lots that will be easy to get permits to build on.

**\$29,500 ea.**

<b>INLAND HOMES &amp; COTTAGES</b>
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**Cary Home** - 38411 Deer Hollow Ct. (Lot 612 of Port St. James Sub. #8)

Fairly new, ranch style home with 2 bedrooms and 2 baths; deck wraps around three sides of the house with sliding glass doors facing the woods on the large deck on the inland side of the house. Large living room with a bricked-in space for a freestanding, fireplace style wood stove or decorative fireplace. Dining room that looks out onto the back deck. Modern kitchen with skylight and double-bowl, stainless steel sink. The home is 1120 sq. ft. and its attached garage is 560 sq. ft.

**\$155,000.**

Sellers have for sale Lot 611 with a large masonry wall garage (24' x 40' 14-foot side wall garage and 12-foot door for

**\$45,000.**

**A purchaser who buys both properties can save \$15,000 off the total price of both lots.**

**The Greg Doig Home** - 32255 East Side Drive

A year-round, comfortable home on East Side Drive just south of where the Jordan River crosses the road. This house would be very nice for a couple or a small family. It has one small, private bedroom downstairs with a semi-private master bedroom area upstairs. This upstairs "bedroom" looks down over the great room which is the living room and dining room combined (high cathedral ceiling). This upstairs area has windows at the head of a large bed that is on the south wall of the cottage; it takes advantage of the sun and the moon going across the southern sky to make a nice sitting area or passive solar area in the winter, but is also like an outside room in the summer. This is a 936 sq. ft. house that has been newly renovated. It has a detached 480 sq. ft. garage that is insulated; it has been used as a winter-time workshop area. The garage is on the second (#48) lot of the Beaver Sands plat. It is 100 feet wide and 700 feet deep.

**(Doig Home-continued)**

The contiguous house lot (#47) is 100 feet wide and 1,000 feet deep. The view from the back (west side) picture window and the large deck on this west side of the house is of the Jordan River running through the lot. The house is well insulated and protected from severe winds so it would be easy to heat. It's only 7 miles from town and about an 8-minute drive because 5 miles of the drive is straight north on Kings Highway. With a current raw land value of \$34,000 (\$17,000 per lot) and a structure's replacement cost of over \$140,000, this house is really priced to sell at

**Price Reduced      \$130,000.**

**Kuligoski Home - 38325 Wilderness Ct. (Lots 331, 332 & 333 of Port St. James Sub. #6)**

2100 square foot home with 3 bedrooms & 2-1/2 baths; fairly new home with part of it full log and part exterior log siding. This house sits well on two lots but the 3rd lot could be sold off if someone wants to reduce the price. This house is in a nice location in the center of the Port St. James Subdivision, north of Font Lake about 1/2 mile from Donegal Bay and 1-3/4 miles to Beaver Harbor. Large, beautiful decks on three sides of the house. All Kitchen-Aid appliances can be obtained by the new purchaser in an attractive package deal. The owner can arrange for occupancy any time a purchaser wants it. Nice family home or good size place for a retirement couple

**\$175,000.**

**LaFreniere Family-Mary Minor Home - 37710 Kings Highway**

Four-bedroom, 1-1/2 bath, house on two lots with garage; on Kings Highway in the harbor area just south of the old medical center building. Does not have a view of the harbor but is just about as close to the harbor as you can get without being lake frontage. It's an easy short walk to downtown or the public swimming beach just 1000 feet north. This is a 1940's home that was completely renovated and modernized by Archie and Mary Minor; it's being sold by the Mary Minor Estate. Other than some lightening of the upstairs bedrooms that have darker paneling, there's really nothing that this house needs in the way of repairs or improvements. It has a one-car, detached garage right off the back door of the house. This would make a very nice home for a small family or a very nice setup for a retirement couple. With single lots in town now running \$40,000 to \$45,000 each, this double lot and quality home is a bargain at the **REDUCED PRICE** of \$215,000. **Sellers are motivated; take a look at this house and make an offer.**

**\$215,000.**

**Myers Home- 27300 Sloptown Rd. (New Listing- more details to follow)**

2 story farmhouse with 4 bedrooms and 2 baths. Also has a 32X32 detached garage/pole barn. This house sits on 39 acres.

**\$349,000.**

**INLAND ACREAGE**
**Six 10-Acre Parcels plus a 16.90-Acre Parcel in Section 10, T38N R10W (PARCELS 3, 4 & 5 SOLD)**

Seven parcels of acreage with five of the parcels off Kings Highway (Parcels 3 to 7) and two 10-acre parcels on Paid een Og's Rd. (Russell and Joy Green acreage). Much of the area along Kings Highway on Parcels 1, 3, 5, 6 & 7 are wetland areas so the high ground of the pieces that is either old farmland area and relatively open or hardwoods covered upland areas are to the west side of the parcels. A new road called Russell's Road comes in off Kings Highway and provides an access easement to Parcels 3, 4, 5, 6 & 7. Power already crosses Parcels 1, 2 & 3, but the power line can be extended up the west line of this acreage subdivision to provide power on Parcels 4, 5, 6 & 7 easily. Parcels 3 and 4 are basically open, old farmland area with their access off Kings Highway. Parcels 1 and 2 on Paid een Og's Rd. are relatively open as well. Parcels 5, 6 & 7 have their upland areas as solid woods. The wetland line on each parcel between upland and lowland areas has been clearly delineated and marked as a wetland line on the new survey of the property. To understand this 77-acre parcel and how it has been split you really need to see the survey copy.

(Six 10-Acre Parcels –continued)

These are very pretty parcels with secluded building sites and a lot of features you do not find in other inland wooded acreage areas. Feel free to drive in at the sign on Kings Highway and look around. Parcel 1 is priced at \$30,000. Parcels 2, 3 & 4 are priced at \$45,000 each. Parcel 5 is \$35,000. Parcel 6 is \$32,000 and the 16.9-acre Parcel 7 is \$35,000 (most of Parcel 7 is wetland area, but it has a beautiful hardwoods upland building site in its southwest corner, so it would make a fantastic hunting camp location). Stop into the Ed Wojan Realty office and pick up a survey copy. (See prices above) **\$30,000. to \$45,000.**

40-Acre Parcel in Section 15

40 acres that is the Southeast ¼ of the Southwest ¼ of Section 15 (T38N) on the west side of King's Highway at Tom McCauley Road. 40 acres offered at half the cost of most 40's because it is mostly wetlands; at times it has a lot of standing water on the acreage. We're not sure that there is an acceptable size building site or any areas for a driveway or other roads on this 40. Wetlands permits might have to be obtained. This parcel is good for rabbit hunting - especially in the wintertime - and it is good for grouse during dry fall seasons; you might even be able to duck hunt on the one beaver pond in some years. It is therefore acreage for hunting on primarily.

**\$50,000.**40-Acre Parcel in Section 33

40 acres with State land surrounding three of its four sides; Middie Perron's Trail runs on its southwest corner.

**\$110,000.**40-Acre Parcel in Section 34

40 acres that butts up to State land on the west and south lines; near Johnny Martin's Trail.

**\$90,000.**Two 10-Acre Parcels in Section 11, T37N R10W

Two 10-acre parcels near Burke's Orchard on the east side of the Island, just northwest of Kilty's Point (the East 1/2 of the Southeast 1/4 of the Northeast 1/4) - the two eastern 10's of the Thomas Thompson 40. These wooded 10's are off the main road, but with a good road through the Kilty's Point Site Condominium that provides access. Great deer hunting property for one or two deer camps or secluded cabin in the woods sites. Traveling down the improved road from these 10's to East Side Drive brings you to the public access to the lake on the Karl J. Erber Nature Preserve on the little bay southwest of Kilty's Point. The seller might negotiate as part of a sale an access easement along the south line of the 20 being retained for access to the State of Michigan land at Burke's Orchard. These parcels are hard to find so ask Ed for details and/or pick up the location maps and surveys at the Ed Wojan Realty office. **\$35,000 ea.**

West Side Forest Acreage Parcels **(PARCELS: A,B,E,F,G,H,K,N,O,T & U - SOLD)**

21 very pretty inland acreage parcels on the east side of West Side Road, just south of Greene's Lake (between the State land on the south side of Greene's Lake and the State land on the north side of Miller's Marsh).

10-acre to 40-acre parcels – there are actually seven 10's, five 11's, three 12's, two 13's, one 15, one 20, one 40, and one 42-acre parcels. All of these parcels are served by existing private roads through an area that has large openings and a lot of hardwoods (every parcel is different). Some of these parcels on the interior would make nice hunting camp properties because they are up against huge chunks of State land in the center of the Island. Many of the parcels would also make nice second home or cottage-in-the-woods sites. A few of the parcels in the big openings near West Side Road would make nice retirement home sites.

**Prices range from \$35,000 to \$98,000, depending on the size and location of the parcel. The six parcels that are 11+ acres each along West Side Road are \$36,000 each.**

Ask for survey and price list copies of these parcels at the Ed Wojan Realty office.

**Four 10-Acre Hardwoods Parcels**

These acreage parcels are located in Section 31, halfway between Greenes' Bay and Greene's Lake on the west side of West Side Road. Nice location for a cottage on 10 acres of hardwoods. Relatively flat but slightly sloped towards the west from these hardwoods parcels it is an easy walk or bike ride to the State land and the lake access site on the north side of Greene's Lake. The southern 10 acres of this 40 acre parcel (Parcel D) touches a half section of State land (with over a half mile of beach frontage) by a point to point corner to corner spot at the southwest corner of Parcel D (ask Ed about this possible access to State land). Parcel D has the West Side Road running through it along its east line and Parcel C's east line is also partially on West Side Road, but Parcels A & B will use a 550 foot long easement road that is 33 feet wide that is yet to be built. (Ask for a copy of the new survey.) Nice acreage parcels off West Side Road. Asking Price **\$38,000. ea**

**Parcel 10 of the Sunset Ridge Subdivision**

A 10.092 acre parcel on the south side of Young James's Trail with access to the State of Michigan lake frontage west of this subdivision. Wooded parcel with power and telephone. Immediately adjacent to 160 acres of state forest land on the south line of this 10. Very good piece that could be used for a hunting cabin, small summer cottage, or retirement home. **\$36,000.**

**Parcel G of Island Hideaway**

10.01-acre parcel located off West Side Road in Sec. 20, T38N R10W. Hardwoods covered acreage parcel with easy access on good roads. Very nice acreage parcel about 2 miles south of the Beaver Island airport and about 1 mile north of Fox Lake on the new roads in Section 20 just in off of West Side Rd. Very nice spot for a cabin in the woods or a retirement home. Very pretty property for a cabin or home. Ask to see a survey copy. Owners are eager to sell, discuss a deal with Ed. **\$35,000.**

**Parcel #14 of Island Hideaway**

This parcel is immediately west of G described above. Parcel 14 is almost the same except its western edge is against West Side Rd. **\$36,500.**

**10-Acre Parcel in Section 20****(SOLD)**

East 10 acres of the SW 1/4 of NE 1/4 in Section 20, located off Cotter's Trail next to DNR 80 acres **\$35,000.**

**A 10-Acre Parcel just inland from the southwest side of Barney's Lake**

This 10 acres of hardwoods is just a quarter mile above the Sloptown Road extension known as Bonner's Lane (just above the north line of the old Dan Boyle Farm 80 acres). The access to this parcel is on Rybaski's Road just west of the Protar Home (turn north onto this road at the boat and motor). This 10.56 acres has a road along its western boundary and is solid hardwoods except for the southeastern corner of the parcel which has a beautiful valley with large hemlocks on both sides of the valley and an intermittent creek which runs through the property. A purchaser would want to build up on the flat hardwoods area but possibly build close enough to the edge of the drop into the valley to be able to have a view of this pretty area. You need to see this parcel to appreciate how it is different in location, seclusion, and special features from other inland acreage parcels. The south line of this piece is 1,382 feet long and has been flagged by the surveyors the full distance of its depth. Survey pins are set all the way around the parcel. Seller will consider a land contract sale with a low down payment **\$45,000.**

**Three 10-Acre Parcels – NE 1/4 of NE 1/4 Section 32, (T39N) (PARCELS B & C – SOLD)**

Three 10-acre parcels just inland from the south half of Donegal Bay. New road put in to provide access to four 10's on the parcel (owners keeping one for themselves). **\$40,000 - \$45,000 ea.**

**Parcel B-3 of the Old Boyle Family Farm (40 Acres)**

Parcel B-3 (40.501 acres) on the south side of Barney's Lake Road (a/k/a Darkey Town Road). This is the SW 1/4 of the SE 1/4 of Section 33. This is a secluded, yet quite close to town, 40-acre parcel that could be used as a good hunting camp parcel. All the young white pines and the junipers growing up in the old clearings can be easily removed or saved to provide openings or hedges for a good inland site for fields for deer or rabbit hunting. The parcel is reached by a 40-foot wide private road easement for utilities and access. Very pretty acreage but 2,000 feet off the public road which gives a camp owner real privacy; only one mile from "the Four Corners." There is a very pretty open area with very nice trees surrounding it on the west line of the parcel about 500 feet south of the road end. Part of this 40 acres is bog near the south line, but part of its northeast corner and its west 10 acres was pasture land in the late 50's. Call and ask Ed for survey copies and aerial photos of this parcel.

Priced at **\$90,000.****INLAND LOTS (PORT ST. JAMES SUBDIVISION)****Lot 30 of Font Lake Subdivision**

Located off Donegal Bay Road between St. James Township Campground and Leonard Lane.

**\$11,000.****Lot 89 of Port St. James Sub. #1**

Inland wooded lot on Island Woods Road, half-way between the Port St. James North Shore Park and the Font Lake boat landing site. Flat buildable lot in a nice subdivision area for an inland cottage or a permanent homesite.

**\$11,500.****Lot 106 of Port St. James Sub. #2**

Inland lot on Donegal Bay Road at the intersection of Font View Ct. just past the boat launch at Font Lake. (New Listing-details to follow)

**\$12,000.****Lots 153 & 154 of Port St. James Sub. #2**

Two very nice, large lots side by side on Donegal Bay Road less than a half mile from the Association sand beaches on Donegal Bay. These lots are also not far from Font Lake and only a mile and a half from Beaver Harbor and St. James. They are not in critical dune area so the terrain can be changed to a purchaser's liking. These are hardwoods covered lots with a building site that can be close to or a good distance away from Donegal Bay Road. You have to go over these with Ed Wojan to appreciate them; they are very good lots

**\$14,000 ea.****Lot 222 of Port St. James Sub. #5**

Located at the end of Fraser Court, off Donegal Bay Road

**\$14,500.****Lot 236 of Port St. James Sub #5**

A nice quiet home site just off of Donegal Bay Road and just walking distance to the public beach on Donegal Bay. The lot is located towards the end of White Birch Road off of Donegal Bay Road. The lot is 102.5 feet on the road and 185 feet deep.

**\$12,000.****Lots 288 & 289 of Port St. James Sub #6**

Two inland lots northwest of the Font Lake boat launch on east side of Wilderness Court. 140 feet x 177 feet. Nice building site.

**\$12,000 ea.**

**Lots 310 and 311 of Port St. James Sub. #6**

Same area as above Lots 288 & 289, located on west side of Wilderness Court.

**\$12,000 ea.****Lot 383 of Port St. James Sub. #7**

Inland hardwood covered lot with slightly rolling terrain, just south of Indian Point on the east side of Island Woods Road. Has access to Lake Michigan over Port St. James Association lots 467 & 469 at Indian Point, approximately 700 feet north of this Lot 383.

**\$11,500.****Lot 385 of Port St. James Sub. #7**

A 100 foot wide lot that is about 235 feet deep just before Whiskey Island Court on Island Woods Road, just about 500 feet before the road into Indian Point. This lot is an inland wooded lot on the inland (east) side of the County road less than 700 feet from the Association access lots at Indian Point.

**\$10,500.****Lot 564 of Port St. James Sub. #7**

A second-tier lot that is a large lot with 140 feet of road frontage across from Wayside Ct. Near public access points to the north and south, and looking out across Wayside Ct. for a partial view of Lake Michigan to the west.

**\$50,000.****Lots 572, 573 & 574 of Port St. James Sub. #7**

Three lots on Island Woods Road with a high hill located behind the building site.

**\$12,000.ea****Lot 589 of Port St. James Sub. #7**

Very large lot on the north side of Wandering Woods Road. Large six sided lot, over 350 feet deep

**\$15,000.****Lots 590 of Port St. James Sub. #7**

Lot 590 is adjacent to lot 589 listed above. Whole area is hardwoods hills

**\$12,000.****Lots 591 & 592 of Port St. James Sub. #7**

Two nice lots located in the Port of St. James Subdivision on Wandering Woods Ct.

**\$13,000 ea.****Lot 596 of Port St. James Sub. #7**

Large lot on the northwest side of the end of Wandering Woods Court in more or less the middle of the interior part of the Port St. James Subdivision. On a cul-de-sac in a very secluded area, this critical dune area lot has an easy building site just off the cul-de-sac with a very high hardwoods ridge behind it to the northwest. This lot is over 350 feet deep; its narrowest area is right at the road where it is 92.38 feet around the curve of the cul-de-sac. This lot is about double the size of most lots in the area for only \$2,000 more than the smaller lots sell for. A very good inland site for a retirement home or a cabin in the woods.

**\$12,000.****Lot 615 of Port St. James Sub. #8**

Very large hardwoods covered lot at the end of Deer Hollow Ct. (northeast side of the cul-de-sac) that has about 70 feet on the cul-de-sac. This lot runs almost 250 feet east to west and is about 200 feet wide on its west end and 111 feet wide on its east end. This lot is just east of the Greg & Lynn Anne Cary home which sits on Lot 614. A nice big building site for someone who wants some privacy but doesn't want to buy 2 or 3 smaller lots.

**\$15,000.****Lot 653 of Port St. James Sub. #8**

75' x 175' lot in Northwest corner of Island on White Cedar Trail.

**REDUCED \$9,500.**

**Lot 722 of Port St. James Sub. #8**

This lot is 75 feet x 170+ feet deep. A level wooded lot centrally located just north of Font Lake in the subdivision woods about a half mile from the public swimming area at Donegal Bay and about a mile and a quarter from town. Good lot for second home, cabin in the woods or retirement home. **\$11,000.**

**Lot 731 of Port St. James Sub. #8**

Lot on Tamarack Trail just north of Font Lake on the interior of the Port St. James Subdivision. Wooded, flat hardwoods lot between the Arlitt and Timsak homes. Typical PSJ lot that is good site for home. **\$11,500.**

**Lot 786 of Port St. James Sub. #9**

Very large lot (large hill, with elevated building site looking out over Donegal bay). Just to the south but inland from "McCauley's Peak Home". A very difficult but dramatic building site at the top of this large sand dune will provide the highest and best view of Lake Michigan and High Island of any site on the west side of Beaver Island. The limitations on building location and dimensions on the hilltop have already been determined by the St. James Township Planning Commission. Access will have to be by a tall stairway or a mechanical lift. This could be the most spectacular summer home site on the island. Ask Ed for details of this building site. SELLER IS MOTIVATED – MAKE AN OFFER **\$55,000.**

**OTHER INLAND LOTS****Parcel A of Karnes Woods**

A 1.11-acre parcel on the south side of Donegal Bay Road at the west end of the Karnes Woods Subdivision. (Just across the road from the eastern "Y" of Ed & Connie Wojan's home driveway.) This Parcel A of Karnes Woods is 180 feet wide and 270 feet deep. This is a wooded parcel that is flat with relatively thin woods but large pines and oaks many of which can be kept as part of a nice landscaping arrangement. This parcel is zoned "H" Harbor District which means that it can be used for a single-family home, any commercial business allowed in the "H" zone, and multiple family dwellings (apartments or condos). Since it is at the very west line of the Harbor District it would make a nice, very large home site with plenty of room for accessory buildings; it would be contiguous with a 40-acre parcel to the west that is likely to be used for a residential subdivision. This very large lot is one of only two lots in the Karnes Woods Subdivision that is not part of the Association and which is not subject to any of the restrictions of that subdivision. An owner of this Parcel A therefore has more flexibility for use. The Seller was going to build a nice duplex setup on this lot for a good two-family rental income property. Seller paid \$50,000 for this lot a few years ago so there is not much room for negotiation on the asking price. Seller is willing, however, at the asking price to arrange a very attractive land contract purchase with a minimal downpayment and comfortable monthly or quarterly payments. Asking price **\$59,500.**

**Units 7, 8, 9, 10 & 11 of Innisfree Dunes Condominium**      **(UNIT 10 -SOLD)**

Four beautiful, wooded acreage pieces located on the north side of Donegal Bay Road just four-tenth's of a mile from town and the Emerald Isle Hotel. These lots have access to their interior (north side) off Innisfree Lane but Lots 9 and 11 also have access to Donegal Bay Road. The new pike path runs along the south line of these lots. All four lots are zoned and restricted to single-family residential use. They are very close to town and just about 3/4 of a mile from the public access at Font Lake. Lot 11 is immediately adjacent to Ed and Connie Wojan's home at 26765 Donegal Bay Road. Lot 7 is on the west side of Innisfree Lane and Lot 8 is just toward town on the east side of Innisfree Lane. These large homesites are really hard to find close to town; the nearest anyone will find something like these are 10-acre parcels much farther down the Island. One-half acre lots in the Wojan Plat a little closer to town than Innisfree Dunes Condominium have been selling for \$42,000 to \$45,000 for a number of years. These 2-1/2 to 3 acre lots are therefore really a bargain at **\$45,000 each**

**Unit C & D-** (New Listings- more details to follow)

Two inland lots located off of Donegal Bay Road adjacent to Innisfree Dunes Condominium. **\$45,000. each**

**Lot 18 Block A of Frazer, Yerkes & Clayton Sub.**

This vacant lot is located on the corner of Forest Ave. & King's Hwy., next to Daddy Franks, and across the street from the Emerald Isle Motel. Small commercial lot that has limitations for building, but is probably the most exposed visible commercial site on the Island. Set up an outdoor market here. Only **\$65,000.**

**Lots 40, 41 & 42 Sand Bay Sub. #1 Addition**

Three 100 foot wide lots on East Side Drive in the middle of Sand Bay on the inland (west) side of the road. These three lots together make up a 7.9 acre parcel that will make a very nice cabin site or hunting camp spot or a year-round residence or summer residence. These three lots are between 1,240 & 1,155 feet deep (east to west). They back up to a 40 acre parcel of old farmland that someone might eventually purchase for an addition to this land. This 7.9 acre parcel has oaks and pines on sandy soil near the road but is slightly rolling as it goes west with some wet spots in the middle of the property. It's a fantastic area for deer, snow-shoe rabbit and grouse hunting. Seller wants to sell all three lots as one large parcel. This piece has a lot of potential for many different uses. Most 2<sup>nd</sup> tier lots like these have been selling during the last two years for \$17,000 each; seller is therefore firm at the listed price of **\$45,000.**

**Inland Lot with Access to Lake Michigan** (at the east end of Esch Road)

A 2.32-acre lot, approximately 250' wide by 500' deep, with a 15' wide access easement to the lake that is recorded and permanently runs with the land, just east of the State land at Luney's Point and inland from the Favazza house that is currently for sale. (The trail to Luney's Point actually touches the south line of this parcel.) Inland wooded site for a cabin in the woods with access to the beach southeast of Johnson's Point. Nature lover's spot. Location and access make it more valuable than most other, same sized inland parcels. Talk to Ed Wojan about a negotiated deal on this parcel. **\$79,900.**

**Lots 43 and 44 of Beaver Sands #2 Subdivision**      **(BOTH LOTS SOLD)**

Two interior lots off of East Side Drive. Both lots are a little over 100 feet wide on the road side and approximately 958-plus feet deep.

**Lot 43 - \$17,000 w/shed****Lot 44 - \$15,000**

**Lot 65 of Beaver Sands No. 2 Subdivision**

A triangular-shaped corner lot on the north side of Hannigan's Road and on the west side of East Side Dr. (north side of the intersection). This lot has 418.89 feet on Hannigan's Road and 209.31 feet on East Side Dr. The lot does not have as much privacy as other deeper lots to the north, but it's in a great location with a lot of State land and walking trails across the road from it. It's very close to the public access at the State Forest Campground (Bill Wagner Memorial Campground) AND it's priced \$3,000 to \$5,000 lower than other similar second-tier inland lots all along East Side Drive. **\$12,000.**

**Lots 35 & 36 Western Shores Plat**

Two inland lots both 200' wide, Lot 35 is 400' deep & Lot 36 is 463' deep. These inland, partially wooded lots are located on the east side of Mrs. Reddings Trail just south of the intersection of Mrs. Reddings Trail with the new Western Shores Rd. (in Section 13 just southwest of the Peshawbestown clearings. These lots have access to Lake Michigan about 1000 feet south at Left's Point through the Western Shores Plat private lakefront park. Good second home or inland retirement home sites. **\$24,500. ea**

**Lot #13 of the Buff-Kett Subdivision**

A 100' wide by 283' deep lot on Buff-Malloy Drive in the subdivision north of the St. James and Peaine Townships' Airport property. This lot has a large chunk of State land on its west line and a 326-acre parcel of Townships' property along its south line with all of the lots north and east of it in this subdivision owned by one person who has a large home on Lot #2 1000 feet to the north. (By buying this lot for a home or cottage site or hunting camp, you will essentially be in the middle of four large chunks of property with no one ever likely to build near you; owning it would essentially be the same as buying a 10-acre parcel in the middle of the Island completely surrounded by State land.) Ask for maps showing this lot's location in relation to the other parcels at the Ed Wojan Realty office. Absolutely perfect spot for a summer home or a hunting camp. **\$29,000.**

**Unit #7 of the Beaver Island Lodge**

2<sup>nd</sup> floor hotel-condominium unit on the North Shore with an excellent view of the outer islands. **\$84,000.**

**Parcels 14 & 19 of Karnes Woods**

1.02 and 1.30-acre parcels on Karnes Drive. Prime Harbor district lots that can be used for a number of different purposes. **\$50,000 ea.**

<b>COMMERCIAL</b>
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**Parcel G of Karnes Woods**

**Up for resale!** This Parcel G is at the intersection of Donegal Bay Road and Beaver Lodge Drive. It's the perfect business location for most businesses or a building with commercial space below and a primary residence or apartments above. This is the most visible of all of the Karnes Woods Subdivision commercial lots. A good location for your current or retirement business or an income property. **\$50,000.**

**Parcel A of Karnes Woods**

A 1.11-acre parcel on the south side of Donegal Bay Road at the west end of the Karnes Woods Subdivision. (Just across the road from the eastern "Y" of Ed & Connie Wojan's home driveway.) This Parcel A of Karnes Woods is 180 feet wide and 270 feet deep. This is a wooded parcel that is flat with relatively thin woods but large pines and oaks many of which can be kept as part of a nice landscaping arrangement. This parcel is zoned "H" Harbor District which means that it can be used for a single-family home, any commercial business allowed in the "H" zone, and multiple family dwellings (apartments or condos). Since it is at the very west line of the Harbor District it would make a nice, very large home site with plenty of room for accessory buildings; it would be contiguous with a 40-acre parcel to the west that is likely to be used for a residential subdivision. This very large lot is one of only two lots in the Karnes Woods Subdivision that is not part of the Association and which is not subject to any of the restrictions of that subdivision. An owner of this Parcel A therefore has more flexibility for use. The Seller was going to build a nice duplex setup on this lot for a good two-family rental income property. Seller paid \$50,000 for this lot a few years ago so there is not much room for negotiation on the asking price. Seller is willing, however, at the asking price to arrange a very attractive land contract purchase with a minimal downpayment and comfortable monthly or quarterly payments. Asking price **\$59,500.**

**SPECIAL OFFERING OF COMMERCIAL LOTS - "KARNES WOODS"**

One to two-acre parcels south of Donegal Bay Road between Beaver Lodge Drive and Ed Wojan's house, that are zoned H-Harbor. These are site-condominium parcels that vary in size from 1.00 to 1.856 acres in size on a 47-acre parcel inland - with 2 new roads between the Brothers Road and Donegal Bay Road (all roads in the subdivision and leading into it were paved in July, 2003). All of these 36 lots are zoned "H" Harbor District. You can use the lots for a single-family residence, commercial buildings, multi-family apartment buildings, or any combination of these three. For example, you can have a business with a primary residence on the second story, or shops, and offices downstairs with apartments upstairs, or simply a 2-story apartment building. All uses are subject to the St. James Planning Commission's approval of your development plan. Parcels A, B, C, D, E, F, G, and Units 6,13, 14, 19, 20, 21, 24 & 28 are SOLD (some are up for resale – see above). 21 Units are available for closing right now. Please talk to Ed Wojan for details about this project and ask for a price list and survey layout on all the lots at the Ed Wojan Realty Office. Good investment for your retirement years business or new apartment or business buildings for income before your retirement.

**Prices run from \$60,000 to \$65,000 depending on size and location.**

**Commercial building with attached apartment and office - 36865 Mossi's Drive**

Two-acre commercial parcel (Parcel #4 of Bonadeo Commercial Park) with 40' x 60' super pole barn with attached two-room apartment and an attached office area with bathroom. This building built by Gary Damstra was set up to be the perfect building for a local contractor. It has very thick quality concrete slab floors, large drive-through doors, workshop area, storage area, good lighting throughout, etc. This building could be used, however, as a rental storage facility or for any number of other businesses with the apartment being used as the owner's quarters. The building would work well for a local manufacturing operation, a landscaping firm's headquarters, or many, many other uses. Being built by a contractor for his own use, it's well-built. Some finishing of the office and apartment is necessary but all the materials are in place for the finishing. The raw land value of all of these two-acre lots is just about \$90,000. You could not install a well, septic system, concrete floor, aprons, large doors, etc., or have this total package built for you for as little as \$95,000. You would therefore be saving money over building your own with the owner's asking price. Since commercial property is selling very slowly right now both seller and Ed Wojan Realty are willing to negotiate a special deal with any purchaser. **\$185,000.**

**Welke Airport Hangar Parcels (PARCELS 3,4,5,10 & 20 SOLD)**

The Welke Airport Hangar Condominium is now on record for Welke Airport lots that are 85' x 125' (with two lots being 135' wide x 125' deep). There are 15 lots still available immediately south of the existing 12 hangars that are located on the south side of the east-west runway. The area for the lots has been mostly cleared and a new taxi-way off the north-south runway has been graveled and will be ready for use soon. All but three of the lots have been approved for the installation of wells and septic systems by the Health Department. These lots can be used for planes or for storage and/or some commercial uses and customarily incidental commercial activity you expect on an airport. Buildings on the lots can also be used for personal or vehicle storage and other uses disclosed in the master deed. An association of owners will be formed so that this becomes a nicely managed 20-lot "subdivision" for large metal buildings similar to the ones already on this site's north line. There will be no minimum time to build so you could buy a lot for future use or resale. Pilots having planes stored in a building they would build on any of the vacant lots will have the use of the Welke Airport. Call Ed Wojan for details. Stop in to the Ed Wojan Realty office for a survey of this site condominium. Owner financing is possible. We think that these lots will go fast with them being priced at only \$25,000 ea.

**Airport Commercial Site Condominium Units (SOLD - UNITS 3, 4, 5, 8 & 9)**

Nine small, general-commercial lots just east of the east-west runway of the Beaver Island Townships Airport in the northeast corner of what is shown on the Wojan-Cashman map of the Island as "Airport Homesites" Sub. These lots can be accessed off Airport Road from Paid Een Og's Road or Donnell Mor's Lane. The lots vary in size from 100 feet in depth to 200 feet in depth and from 50 feet in width to 80 feet in width. They are primarily intended for the building of storage buildings, but any lot can be used for construction businesses or any other business needing storage buildings (and with some outside storage on some lots). The master deed and deed restrictions are going to keep this a nice looking, clean area for 5 to 9 white exterior metal pole barns. Units 5, 6 and 9 are set up – and approved for – wells and septic systems. Units 1, 2, 3, 4 and 7 are for storage buildings without water and sanitary facilities unless a purchaser combines two lots. **Units 1 and 2 are \$17,500 each, Units 4, 7 & 8 are \$15,000 each, Unit 3 is \$20,000, and Units 5, 6 & 9 are \$25,000 each.** Ask for our topographic survey and unit layout map at the Ed Wojan Realty office. There are very few spots in Peaine Township where you can buy a commercial lot for storage buildings or businesses, and no other spot on the Island where you can buy commercial lots this cheaply. Buy a lot for storing your car and/or friends and neighbors cars, or for storing your large boat or just having a large pole barn with space for rent. We expect these lots to be sold very quickly.