

cover



Incredible sunset views over West Bay, 112' of sandy beach complements this wonderful Nantucket-style home on Old Mission Peninsula. 4 BR, 2 bath, den, living room w/beamed ceiling and beautiful stone fireplace, hardwood floors, ceramic tile, custom-built solid beech wood interior doors, wrap-around deck, 680 sq. ft. private guest quarters. (2-1638038) \$1,200,000.



Enjoy sunrise views over W. Bay & Power Island from numerous rooms, on 107' W. Bay frontage. This European-style estate features: 4 BR, 3½ BA, stone flooring, oak hdwd. floors, vaulted ceilings, ent. rm., granite countertops, stainless steel appliances. Master BR has porcelain tile w/stone inlay, att. shower, vanity, wrought iron staircase. Socks Construction. (2-1630343) \$899,900.



Magnificent home in desirable Underwood Farms, views of East Bay, 4 BR, 4½ baths, many quality features including 4 gas f/p's., den w/cherry wood ceiling, porcelain, ceramic and hardwood floors, maple cabinetry in kitch. w/granite countertops, media rm. w/proj. screen, 3-season rm. with fireplace, private master suite, an exceptional home. (1-1639383) \$899,900.



Old Mission Peninsula, private, serene, 100' beautiful E. Bay frontage. Spectacular views from all rooms, 3 BR, 3 baths, stunning hand-laid stone fireplace, extensive decking, 70' dock w/boat hoist. Hickory cabinets, ceramic tile, walk-out lower level with fireplace. This is truly an exceptional property. (2-1632294) \$649,900.



Unsurpassed East Bay views. Custom designed 4 BR, 4.5 bath, 5,690 sq. ft. home features fieldstone fireplaces, stunning master suite w/cathedral ceiling and whirlpool tub, custom cabinetry, marble tile, Corian countertops, solarium, indoor pool with rooftop sun deck, copper accents throughout, attached 4-car garage, quiet exclusive Scenic Hills. (1640719) \$579,900.



Under construction. The Cottages at Morgan Farms offers expansive Bay views, custom designed 2 bedroom, 2½ bath, free-standing homes with 10' ceilings, walk-out lower level, hardwood floors, walk-in closets, pantry covered porch. In Traverse City's city limits, near west side. (1-1642581-4) \$319,900.



Custom home. 3 bedroom, 2½ bath on 40 acres, hilly and wooded, with additional 1,000 sq. ft. guest quarters or in-laws home. Many built-ins, custom woodwork, fireplace in great room, full kitchen in walk-out lower level, deck, and 30'x40' pole barn. (1-1643353) \$495,000.



Stunning LaRiviera Subdivision, custom quality home featuring 4 BR, 2½ bath, cultured fieldstone fireplace, hardwood floors, ceramic tile, foyer with grand staircase, breakfast nook w/skylights, finished walk-out lower level, 550' of shared West Bay access w/docking facilities. (2-1638222) \$439,900.



Stunning, custom designed Leelanau County 4 bedroom, 3 bath home. Located in beautiful Sugar Loaf Bluffs, near Leland, Glen Arbor & Lake Michigan. Separate master bedroom w/whirlpool tub. Hardwood floors, Kohler fixtures, large deck, prof. landscaped. (1-1644328). \$330,000.



Wooded setting with golf amenities. 3 bedroom, 2 bath home with cathedral ceilings, hardwood floors, fireplace, beautiful master bedroom suite, slider to deck. Adjacent Bay Meadows Golf Course. (1-1645408) \$294,900.



Lake Ann jewel, located on Mistwood Golf Course, this 4 bedroom, 3 bath offers spacious and open floor plan with hickory cabinets, Corian countertops, finished walk-out lower level, deck overlooking golf course, underground irrigation, perennial flower gardens, close skiing and biking trails. (1-1639029) \$319,900.



Quiet, secluded 2 bedroom, 2 bath home located in Arbor Grove Subd., offers cath. ceilings, den w/built-in oak desk, MBR w/whirlpool tub, ceramic tile, maple hardwood floors, granite countertops, flagstone fireplace, surround sound. Built in 2003. (1-1639680) \$349,900.

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hd.5/2.792896



Suttons Bay Yacht Club & Yacht Village Condos



A delightful neighborhood in the Village of Suttons Bay just north of M-204. This expanding & desirable area offers many amenities

for the SB Yacht Club & Yacht Village members including...

- 1200 feet of Shared Sandy Beach
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1-car attached garage



5/2-792897-HD

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Clubhouse
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Open Floor Plan, Natural Fireplace,
& Vaulted Ceilings
1-car Detached Garage





VIRTUAL TOUR

WEST BAY BEACH! 150' in premier Old Mission Peninsula development. Custom home w/5,400 sq. ft. 4 spacious BR, fabulous master suite, 3 1/2 baths, a kitchen designed for entertaining, abundant, unobstructed bay views. Level, wooded 1.5 acre lot w/sugar sand beach and sunsets! (2-1642511) \$1,575,000.



VIRTUAL TOUR

PREMIER WATERFRONT LOCATION on Long Lake! 101' of direct, sandy frontage w/sunsets, lake views from most rooms and wonderful breezes. Close to TC on a quiet, private drive, 3-4 BR, 2 1/2 baths, main floor master w/private bath, fireplace, large deck, dock, a/c, spacious kitchen. Fabulous lakeside living. (2-1640468) \$750,000.



VIRTUAL TOUR

STUNNING LOG HOME on 35.7 acres. Very private setting, spectacular countryside views, wildlife, sunrises & sunsets. 2-story stone fireplace, sunroom, cath. ceiling, gourmet kitchen, custom features. Close to Bellaire & recreation activities. (1644191) \$399,000.

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VIRTUAL TOUR

4,000+ SQ. FT., 5 BR, 3.5 BA home on 5+ acres near VASA Trail & adjacent to State land. Private setting minutes from T.C. Central air, heated gar., marble floored foyer, covered deck, MBR w/garden tub and separate shower, gas f/p in living rm., generator, large family rm. & den. You will love this home. (1645431) \$449,900.



VIRTUAL TOUR

NEW LOG HOME w/185' of frontage on picturesque Truax Lake situated on a 1.5 acre wooded lot, 2 BR, 2 1/2 baths, fireplace, hardwood floors, cathedral ceilings, first floor laundry, oversized 2 car attached garage. This home has a very large wrap-around deck with beautiful lake views and a walkout lower level. Delightful up north home. (2-1642676) \$419,000



VIRTUAL TOUR

ULTIMATE PRIVACY, yet only 15 min. drive to downtown T.C. 4 BR, 3 BA, 2,972 sq. ft. one-owner home built in 1995 set on 7.3 beautifully wooded acres. Easement to access State land and VASA Trail. Vaulted ceilings, central air, paved drive. (1645475) \$350,000.



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One of few homes where docking is available in your front yard on Lake Michigan in Leelanau County! Anchor your boat in sheltered Leland Harbor and enjoy this spectacular quality built home with flawless views of Manitou Islands. Million Dollar sunsets from this 4 bedroom/3 1/2 bath approximately 4400 square foot home with 90 feet of frontage. Rarely does a property of this caliber and location become available. Lasting memories for generations to come. \$2,100,000. (1642812)

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Two hundred feet of waterfront on Little Traverse Bay located in The Pines at Bay Harbor. This elegant 5400 square foot home built by Town & Country has 5 bedrooms, 4 full baths, and is being offered fully furnished. This is a great buy on the water in Bay Harbor! \$2,550,000.



Beautiful Cape Cod 5 bedroom, 4 1/2 bath home located on the 18th hole of The Quarry Golf Course at Bay Harbor. This home was designed by a nationally renowned architect, to take advantage of its coastal views of Little Traverse Bay. Walk to Bay Harbor Golf Club. \$2,995,000. (398029)



Beautiful log home with 100 feet of frontage and dock on Burt Lake. This spacious 7700 square foot home offers 5 bedrooms, and 5 1/2 baths, and includes a 2 bedroom apartment with kitchenette above the 3-car garage. Features include a double-sided stone fireplace, loft, fantastic kitchen, wrap-around deck, and lower level walkout. \$1,366,000. (398797)



Over 200 feet on Mullet Lake with a dock. This incredible 5 bedroom, 3 bath, 4200 square foot home sits on a beautifully manicured 1.5 acre lot. Features include an open floor plan, fireplace, whirlpool bath, large deck, sprinkler system, and security system. In addition to the 2-car attached garage. There is another 3-car detached garage for all your toys! \$1,295,000. (399356)

5/2-793736-HD



Staring at a block of marble, Michelangelo believed his task was to release the figure already within. Just imagine what he would have done with a tree.



Many can sculpt, but who can create a David? True art is not the product of knowledge, it is the product of vision. Those who can see what we cannot, have traveled into a world we could never dream of. It is the artist who shows us the way.

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Exceptional Home on a Magical Piece of Property

Surround yourself with nature's beauty on this totally private 4.5 acre parcel, close to Suttons Bay and convenient to Traverse City. Privacy is maintained on this estate-like setting by a perimeter of huge trees while more than 40 varieties of trees are found throughout the grounds, many of them flowering.

The **finest craftsmanship** is evident in the **4800+ sq. ft. Ranch style** home. The wonderful, open floor plan combines the Kitchen, Great Room and Dining Room. The large, well appointed kitchen has light Maple cabinets, granite counters and Bird's-eye Maple flooring. The large Great Room has a granite surround fireplace and a 10' high Tray ceiling with Bose Surround Sound System.

The beautiful Master bedroom and bath has 2 skylights, 2 walk-in closets, built-in book shelves, ceramic tile, open glass block shower, whirlpool bath, and double designer glass sinks. There are a total of **4 bedrooms and 4 baths** as well as a **finished basement with fireplace, a screened in porch, and 2 garages**. For your additional pleasure there is a new heated in-ground **Swimming Pool, Tennis Court, and Seasonal Bay Views with close Bay Access**. Virtual Tour Available (1636166)

Owner Must Move - Price reduced from \$696,000 to \$599,000. Unbelievable value.

This is a one of a kind property that you really must see to appreciate. It is truly a hidden jewel with too many wonderful features to list. You will agree that it is a rare find and an exceptional buy.

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GRACIOUS OLD MISSION BRICK CONTEMPORARY

Features 5 BR, 3.5 BA, beautiful kitchen w/ oversized island, custom woodwork, two fireplaces, sauna, hot tub, walkout basement, 3 car garage, sunken Jacuzzi tub and glass block shower in master bath. Well maintained home, professional landscaping, wood lot, and may extras. Peaceful quiet neighborhood. \$839,000. (1642453)



STUNNING ARTS & CRAFTS PARADE OF HOMES WINNER

Breathtaking West Bay Views. 4 BR, 3 BA home with dramatic fieldstone fireplace on the main level, and lower level. Tumbled marble and red birch floors, extensive cherry kitchen cabinets and lighted dining room hutch. Master bedroom suite with sunroom, and double glass shower. Walkout lower level with additional bath and carpeting to be completed Winter 2005. \$1,150,000. (1642577)



LUXURIOUS CONTEMPORARY WITH WEST BAY VIEWS

and views of the city lights. Located near the base of Old Mission Peninsula, it features 3 BR, 3.5 Baths, Brazilian cherry floors, custom cherry kitchen cabinets, slate kitchen backsplash, heated garage, and living room with numerous built-ins and gas fireplace with limestone surround. Walkout lower level with great room, wet bar, and extensive storage. \$495,500. (1642886)



LONG LAKE WATERFRONT HOME

Cedar sided features 5 BR, 2.5 BA, open living, dining room, and kitchen. Fieldstone fireplace, mudroom, nice deck, and walkout lower level with hot tub and expansive lawn down to the 100 ft of private sandy frontage. \$775,000 (1640039)



GREEN LAKE WATERFRONT

4 BR, 2 BA ranch with 150 ft of private Green Lake frontage. Natural fireplace, updated bathrooms, large family room, walkout basement. New windows and exterior recently stained. \$375,000 (1645249)



BREWERY CREEK CONDOS

Views of Elmwood Twp Marina. 3 BR, 2 BA stand alone units w/ 2-car garage. Options: hardwood floors, granite counters, A/C, & fireplace. Pre-construction prices beginning at \$319,900. Office/ (1641719)

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5-2.793727-HD

5-2-792882-HD

Lake Michigan / Benzie Area



Majestic soaring cathedral ceilings that reach to the Heights. Elegance warmed by an inviting stone fireplace, handcrafted wood trim and hardwood floors. A kitchen out of "House Beautiful" where nothing has been forgotten. Master suite plus 3 bedrooms, office space and 3 baths. Finished basement, enclosed circular screened porch with fireplace. Both views and frontage on Bestie River. \$435,000. (1646092)



A family compound with room for everybody around the table and a place to sleep. Wired for today's technology, constructed for today's efficiency. Set 200 feet off-shore, in a beautiful wooded setting where rain or shine everyday is treasured. 250 plus feet of sand beach to share. \$399,000. (1630174)



A Home for All Reasons! Frank Lloyd Wright design, optimum room for entertaining in style. A "real kitchen" for a real cook. Master suite with a view. Technologically equipped for today's executive. Inspirational Crystal Lake view which is up close and personal. \$389,900. (1644817)



Carolyn Lalas
(231) 651-0099



Historic Frankfort home, on large city lot, completely rebuilt in 2002. Bright, cheery rooms, fieldstone fireplace, covered front porch, and views of Bestie Bay. One block to downtown and short walk to Lake Michigan beach. Main floor master bedroom and 3 bedrooms plus a loft on second floor.. Attached garage. All of this is too good to be true, for family living or vacation home. See it today. \$375,000. (1632075)



Sharon McKinley
(231) 645-8026



Two new homes on 5 acre parcels near completion in Beulah. Both have upgraded amenities including: granite countertops, maple hardwood floors, Schrock cabinets, premier carpeting, vaulted ceilings, natural fireplace, all appliances, walk-out basement; paved road and drive, and so much more. The ranch models hosts 3 bedrooms, 2 baths while the 2-story model hosts 4 bedrooms, 2½ baths. No hidden costs - everything included. \$229,900 - \$234,900. (1641307 & 1641308)



Kathy Neveu
(231) 342-0921



Impeccably Maintained and decorated with neutral tones, 3 bedroom, 2½ bath 2 story stick built home with 100 feet of private frontage on the North Shore of Crystal Lake. Finished basement with daylight windows, covered porch and central air, 2 car garage with bonus room above. Located on Crystal Drive. \$545,000. (1645638)



Bob Weisbrodt
(231) 649-1122



Beautifully appointed 3 bedroom, 2 story home on Crystal Lake's north shore. 100 feet of private frontage with sandy bottom and an unusual degree of privacy. Relax and enjoy the sky blue waters from the spacious and airy 3-season sunroom. Nicely landscaped, well crafted home; extremely well maintained and cared for. It shows. Call for your personal tour. \$897,000. (1639893)

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The Best Beach On Grand Traverse Bay!

One of a kind! 131' of private frontage, sandy beach, and approximately 8 miles from Traverse City. Expansive views of Power Island and the city lights. Many decks, 5 bedrooms, 3 baths, sauna, wine cellar, 2 fireplaces, galley kitchen, extra kitchen off the recreation room, sun room, solid 2x6 construction. 3-car heated attached garage. Central air, central vacuum. Lush grounds, beautifully landscaped, underground irrigation. (2-1635941) \$1,395,000.



Jan Waidelich • (231) 218-0441

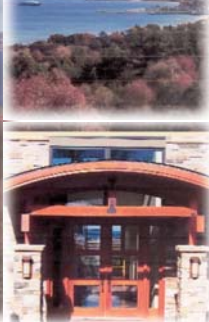
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5/2-CBWaidelich-HD

Incredible Views!



On top of TC! Stunning, unobstructed views from this new custom contemporary. The best views of both bays and beyond. You'll never tire of watching the boats, the city lights and the action in the air. 5,151 sq. ft. of expertly crafted living space of 4 stories. Features include 2 stone fireplaces, 3+ bedrooms, 3 baths, handcrafted cabinetry detailed in granite, tile and stone, decking on all 4 levels, glass elevator, 40' water wall and more. At the city's edge with endless views and incomparable style! (1640739) \$1,400,000.



Pam Stowe

(231) 620-2767

pstowe@traverse.net

402 E. Front Street • Traverse City

In-town location with views of West Bay from almost every room. Distinctive home with superior floor plan, 2 master bedroom suites, 3½ baths, 2 fireplaces, 2 laundry rooms, state of the art kitchen and appliances, media room, lots of storage, many custom features. (1-1637997) \$725,000.



Gracious bay side living is yours to enjoy from this contemporary, East Bay home. Bay views are phenomenal from virtually every room. This home features 3 bedrooms, 3 baths, open floor plan, dramatic ledge stone fireplace, vaulted ceiling, hardwood flooring, main floor master and laundry, finished walkout overlooking a mature landscaped setting. (2-1644959) \$595,000.



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5/12-792866-HD

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easy to find.

Land
takes experience... See Don.



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Outstanding Properties...



GRAND TRAVERSE BAY - 201' on Grand Traverse Bay. 6.2 acre parcel with fabulous Bay frontage. No stones, no boulders, just pristine sandy beach. Breathtaking views. Property perc's w/approvals in place. (L) MLS #1617992 \$870,000



TRAVERSE CITY - Quality built home and heated pole barn situated on 1+ acres. Home has four bedrooms, fireplace, hardwood floors, full finished basement, den, a/c, a/g pool, well landscaped parcel & fenced back yard. Fabulous home & pole barn is complete package! (O) MLS #1636369 \$349,000



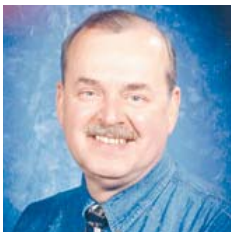
GRAND TRAVERSE BAY - Three bedroom, 2.5 bath Cape Cod home w/direct Grand Traverse Bay access. Amenities include gas fireplace, finished basement, hardwood floors, a/c, walk-in closets, storage shed, 2-car attached garage, underground sprinklers, professional landscaping & gazebo! (D) MLS #1633041 \$399,900



GRAND TRAVERSE BAY - Exquisite Grand Traverse Bay home has four bedrooms, three baths, hardwood floors, natural fireplace, fully furnished (w/exceptions), wet bar, built-in cabinets, ceramic tile, whirlpool tub, paddle fans, a/c, sound system, hot tub, craft room, garage, pole barn, and more! (G) MLS #1636574 \$759,000



ELK RAPIDS - Victorian home on west side of Elk Rapids close to Grand Traverse Bay! Four bedroom home has foyer, 9' ceilings, ceramic tile, hardwood floors & trim throughout, fenced back yard w/hot tub, 2-car garage w/workshop, full basement, appliances + washer/dryer included, fireplace, built-in bookcases, walk-in closets, pantry & more! (W) MLS #1645688 \$335,000



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Million \$ Bay View



6215 RED FOX RUN
Elegant "condo" 1 mile from town. Best view on "Port of Old Mission."

This 3000 sq. ft. end unit offers birch hardwood floors, cathedral ceilings, crystal chandeliers, 2 gas fireplaces, 2 Wolf ovens, sub-zero frig, custom cabinetry, and a massive deck overlooking the beautiful "Bay." Furniture is negotiable. (1-164232) \$699,000.



More features that set this property apart from the rest!

Awesome "Acorn" Custom Designed Cabinets
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NICELY appointed condo at G.T. Resort, overlooking Spruce Run Golf Course. Bright open floor plan, f/p, vaulted ceilings. Extended patio surrounds back of house, professionally landscaped gardens. Access to all G.T. Resort amenities and only minutes to T.C. \$269,000. (1640663)



MAINTENANCE free living on The Bear at the G.T. Resort. Walk out your finished basement onto the course, or enjoy sweeping views from your deck. Quality construction and open floor plan. To be built beginning spring 2005. \$372,000 (1634185).

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Village of Old Mission, on the Peninsula, 4 bedrooms, 4 baths 1880's School House a stone's throw to East Bay for a dip. Original details remain with updates that enhance the historical integrity of the home. Magnificent oaks and maples grace the grounds. Ideal possibility for a B&B! \$394,900.



Stunning contemporary in "The Bluffs" on Old Mission Peninsula has dazzling bay views and 1,500' of shared frontage with space for 2 boats. The spacious, well planned 4,500 square foot interior includes vaulted ceilings, natural fireplaces, transom windows, trac-lighting, breakfast area off the serious cook's kitchen plus more... This is a "must see" home! \$669,000.



Classic Cape Cod at the base of Old Mission Peninsula with exquisite attention to detail! Extensive use of cherry, crown moldings, hardwood floors, 1st floor master plus 2 sun rooms. Graceful spindle staircase leads to upper level with 4 bedrooms and 2 baths. Professionally landscaped yard and private setting. Walking distance to schools and NMC. \$395,000.



One-of-a-kind private Lake Michigan waterfront estate. Stone columns and graceful drives welcomes you to this totally custom home. Extensive use of granite, marble and Corian, as well as oak, cherry and birds-eye maple. Stone exterior adds to the palatial feel. 4+ car garages. Sunset views. Simply magnificent! \$929,000.



The covered porch invites you inside to tour this impressive condominium with 3 bedrooms, 3 baths, gas fireplace, cathedral ceilings and Corian accents. You'll appreciate the attention to detail, quality craftsmanship, and serene views of Bissell Pond. This 30 acre complex has hiking trails and the no-wake pond for kayaks, canoes and row boats. \$294,900.



Elegant Old Mission Peninsula custom 4 bedroom brick ranch with shared frontage and room for your boat! Details of granite, cherry and ceramic tile, walkout lower level equipped for in-law suite with 2nd kitchen or private guest quarters. The incredible landscaping and stunning East Bay views enhance this fabulous home that is 2nd to none! \$695,000.

5/2-793730-HD

The Best Beach On Lake Ann!



Newer quality executive home on Lake Ann in the village. Hardwood maple floors, stone fireplace, a/c, security system, huge deck, 26x28 heated garage plus 30x40 2 story barn with den/guest quarters and bath. Beautifully landscaped, just 12 miles from Traverse City. \$649,900. Call Wayne Paulson, 883-4895 or 941-0444. (#1644506)



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hd 5/2.792888

Waterfront at its Best!



PARADE HOME



Legendary sunset views and 200' of sandy Lake Michigan beach frontage create an idyllic setting for this 3 bedroom, 2½ bath cottage style home. Inside you'll find an "up-north" feeling with a natural fireplace, built-in bookshelves, skylights, and the warmth of knotty pine. 2-car attached garage too. All on a wooded, double lot. \$795,000.

Breathtaking Custom Home - This 5 bedroom, 4½ bath home takes us to the grandeur of another era. The 2005 "Parade Home" features over 5,000 square feet of living area with 3 fireplaces, Brazilian wood flooring, a professional kitchen, a media room, a game room, a library, a 3 car garage, and wrap around veranda overlooking East Bay. Too many additional amenities to mention. Walk out your door to 230' of shared bay frontage. \$1,480,000.

Tranquil Waterfront Setting - A large wooded lot with 180' of sandy beach provides an idyllic setting for this charming 3 bedroom, 2½ bath home. Hardwood flooring, large master suite, walk-in closets, fireplace, intercom system, and much more. Over 2500 square feet with views from every room. Excellent swimming and fishing. \$374,500.



Spectacular West Bay Home - Wow! This gorgeous, totally renovated 3 bedroom, 3 bath home has too many custom features to mention. Four fireplaces, cathedral ceilings, hardwood floors, granite countertops, a lovely master suite and much, much more. All on 100' of private West Bay frontage! \$949,900.



(231) 933-1601
info@pownallgroup.com



Sandra & Jeff Pownall



521 Randolph
Traverse City



Silver Lake Sunsets - This charming New England Cape Cod home has it all...including 120' of Silver Lake frontage and spectacular sunsets. Enjoy lake views through the window wall of the great room or from the wrap-around porch, which also has a fireplace and a recessed hot tub. 3 bedrooms, 2½ baths, 3 fireplaces, air conditioning, hardwood floors, 2-car attached garage, underground sprinkler system, and top-of-the-line amenities throughout. \$437,000.

5/2-793734-HD

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5/2-792891-HD

Torch Lake Log Home



Full log home with 115' direct private frontage and dock. Furnished. Incredible views. 2-story fieldstone fireplace, and walls of windows. Huge deck on water side. Occupancy at closing. \$975,000. (#1645089)

For information on this Wonderful Property or other Fine Homes and Estates, or Premium Recreational Properties, contact "Your Realtor", Rodger McCain

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Panoramic Lake Leelanau Views. 2005 executive home with breathtaking views of Lake Leelanau. Gorgeous master suite on main level. Gourmet kitchen, formal dining room, cathedral ceilings, gas fireplace, open floor plan, full basement, 3 bedrooms, 2½ baths. Private, acre lot at end of cul-de-sac. Generous allotment of windows maximizes lake views. Million dollar views for only \$399,500. (1644744)



Old Mission Peninsula and West Bay. Impressive Tudor captures the charm of a Bavarian villa. Shared frontage on West Bay is an easy walk from this 3 bedroom, 3½ bath home. Bay views, huge working kitchen with gathering room, hardwood floors, stone fireplace, cathedral ceilings, oak-paneled library. Two private master suites with ceramic tile. This home displays ingenious attention to detail and functionality. \$395,000. (1645570)



West Bay View Lot. Stunning views of West Bay and city lights. Half-acre lot adjacent to magnificent homes in exclusive Grayhawk Subdivision. Only one mile to Traverse City. \$110,000. (1633538)



Old Mission Peninsula. This 4 bedroom, 2¼ bath, 3750 square foot home is located in a great family subdivision. Bay views, open floor plan, large kitchen with cherry cabinets, office, exercise room. Main floor master suite. Yard features privacy, perennial gardens, UG sprinkler, and circle drive. \$339,000. (1639849)



Pride in Craftsmanship. Custom-designed home lovingly crafted by builder/owner in 2004. Best site at end of cul-de-sac abutting undeveloped common area. 3 bedrooms, 2½ baths, one-acre partially wooded lot. Island kitchen, hardwood floors, cathedral ceilings, stone fireplace, gorgeous master suite on main level. Full, walk-out basement. \$299,900. (1641735)



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which surround a spacious 5 BR ranch cottage. Located on a private road about midway along the east shore of the lake. Spectacular and dramatic views of Torch and her ever changing colors. (1642969)



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150' WEST BAY FRONTAGE

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30' GREEN LAKE FRONTAGE

Wonderful year round 3 BR, 2 bath home with private frontage on Green Lake. Master bedroom has private balcony to watch those beautiful sunrises. Open floor plan, gas fireplace, great kitchen, deck on waterside for waterfront enjoyment. A great home or cottage. \$319,900. (1644637)



193' DUCK LAKE FRONTAGE

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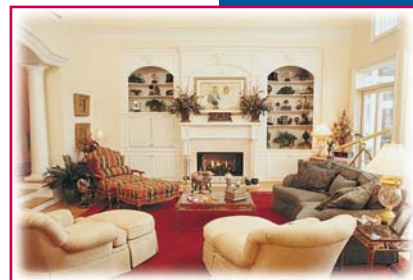
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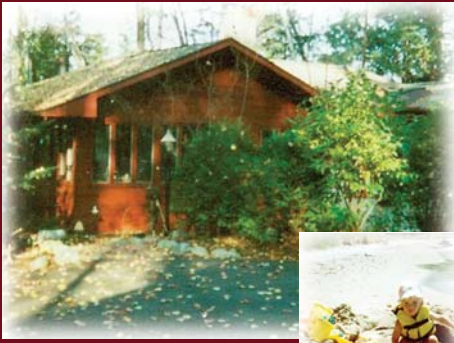
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ELK LAKE - Beautiful 3 Bed/3 Bath custom home with 120' of frontage on Elk Lake. Open floor plan features two fireplaces, cherry hardwood floors, corian countertops, extensive decking and perennial gardens. Panoramic views of the lake on a deep 3.4 acre lot. Within walking distance to the Village of Elk Rapids. \$938,900. (MLS 1631696)

Leslie Dixon-Werth



GT BAY - All Season Country Cottage! 3 Bed/2 Bath, previously featured in Traverse Magazine. Large, open kitchen with corian countertops, enclosed all season porch, cut stone fireplace, skylight, oak floors, playhouse / garden shed, two decks with water views, sandy beach and professionally landscaped yard. Meticulously decorated - beautifully appointed. 150' of direct frontage. \$820,000 (MLS 1645539)

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BOARDMAN RIVER Terrific 3 Bedroom / 2 Bath home with sweeping views of the Boardman River. Very private setting, on 10 heavily wooded acres, but still just a few miles from all the amenities of Traverse City! 750' of private river frontage offers incredible fishing, and the property adjoins hundreds of acres of state land for additional recreation. A must see for the nature lover or outdoor family! \$639,000 (MLS 1645971)

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The efficiently laid out kitchen has white cabinets and an island with JennAire cooktop.

This well-laid-out home has ceramic tile in the entry and bathrooms with hardwood floors in the kitchen area. Carpet in the bedrooms and main living area and an exceptional stone fireplace. The large deck, which can be entered from either the master bedroom or family room, provides outstanding views year round and makes a wonderful entertaining area with a roll-out awning. (1641737) \$415,000.



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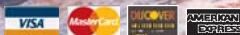
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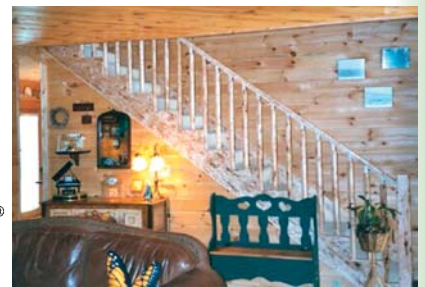
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