

# AMERICAN REAL ESTATE & LEASING GROUP LLC

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Web Site: [www.AmericanRealEstateAndLeasingGroup.com](http://www.AmericanRealEstateAndLeasingGroup.com)

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**PROPERTY:** Lakefront Cottage at Pt. AuGres

**ADDRESS:** 3271 South Point Lane, Au Gres, Michigan 48703

**LEGAL DESCRIPTION:** T18NR7E, SEC 6, N 1/2 of Lot 19, Saginaw Bay Shores # 2

**LOT SIZE:** 50' frontage x 134.8' on south line and 140.71' on north line

**HOUSE SIZE:** 840 sq. ft. **YEAR BUILT:** 1938

**TAX ID #** 003-2-S11 000-019-01 **SEV:** \$48,300 (2010)

**TAXES:** Winter 2009 \$444.87 Summer 2010 \$ 867.31 0% Homestead

**UTILITIES:** Shared well and septic, natural gas forced air heat

**ASKING PRICE:** \$ 80,000 Cash **NOW REDUCED TO \$60,000**  
(Note: This is a short sale and subject to lender approval.)

**COMMENTS:** This cozy two bedroom cottage was built on a limestone bluff at the tip of Pt. Au Gres overlooking beautiful Saginaw Bay. It was originally one of 11 cabins built around the former Pt. Au Gres Hotel. Enjoy the great views of the "Sunrise Side" from the porch of this well maintained and nicely updated cottage.

This information, although believed accurate, is not guaranteed or warranted by this listing office.

FOR MORE INFORMATION OR TO SET UP A PERSONAL SHOWING OF TRE PROPERTY

PLEASE CONTACT: **BIBA JENNINGA @ (989) 671-3700**

**FILE # 813**