

AMERICAN REAL ESTATE & LEASING GROUP

1002 Marquette Bay City, MI 48706

(989) 671-3700 (Phone) ** (989) 671-9815 (Fax)

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Lakefront Cottage at the tip of Pt. Au Gres on Lake Huron's Saginaw Bay

PROPERTY ADDRESS: 3266 South Point Lane, Au Gres, MI 48703
LEGAL DESCRIPTION: T18N R7E SEC 6 Lot 18, Saginaw Bay Shore # 2
PROPERTY LOCATION: Tip of Pt. Au Gres, Au Gres Township, Arenac County
PROPERTY SIZE: 60 ft. lake frontage x approximately 138.5 ft. deep
HOUSE SIZE: 1,088 sq. ft. with 192 sq. ft. (8' x 24') screened in porch
TAX PARCEL ID: 003-2-S11-000-018-00 SEV: \$ 45,100 2011
TAXES: Summer 2011 \$ 837.47 Winter 2010 \$ 413.66 (0% Homestead)
ZONED: 401 (Real -Residential) ASKING PRICE: \$ 107,500 cash reduced \$92,500
COMMENTS: This 2 bedroom cottage sits at the rocky tip of Pt. Au Gres overlooking Lake Huron's Saginaw Bay. All furniture, furnishings, and appliances (stove, refrigerator, microwave, washer and dryer, 3 A/C units, and even the lawn mower) are included in the asking price.

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

TO SET UP A PERSONAL SHOWING OF THE PROPERTY OR TO GET MORE INFORMATION
PLEASE CONTACT: **Biba Jennings** **File #891**