

Property at a Glance



Property Address:

7486 W. Roosevelt Rd., Montague, MI 49437

County:

Oceana County

Township:

Claybanks Township

Zoning:

Residential

PP #: **016-028-400-07; 016-028-400-10**

Lake Michigan Cottage & Private Beach

This property features a two-story home on a gentle bluff overlooking the Lake with 42.5 feet of frontage on a private, half acre beach below. Totalling 1,920 square feet over two floors, the second story includes a bedroom, bathroom, laundry, and kitchen paired with a spacious, open living room and dining room area highlighted by a suspended wood fire-place and two sets of triple-sliding glass doors for expansive views of Lake Michigan and access to the large upper deck. Lower floor has a recreation/family room, second bathroom, and three additional bedrooms, including two facing Lake Michigan with sliding glass doors for views and patio access. Two sheds, appliances and furniture are included. The private beach is surrounded by other private beaches and one beach that is shared by only 3 other landowners, creating a relaxing and private beach experience. Also included is a 1/4 interest in the community beach lot that lies adjacent to the property's private beach. Neighbor just north of the cottage is currently allowed to share the well on this property under an informal arrangement. Lake Michigan recreation opportunities, spectacular sunset views, and a lifetime of great memories await you!

MAKE AN OFFER

OPEN FOR VIEWING: Contact Dan Shaarda 231-878-5356

****For additional questions on the property please contact Dan Shaarda by phone at 231-878-5356 or by email at dshaarda@1800lastbid.com**

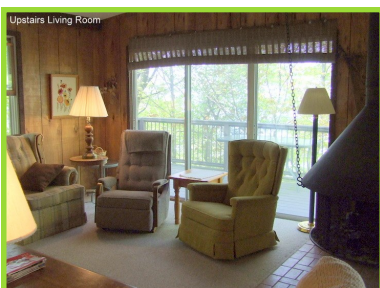
SEV: \$176,400 (2014 combined)

Taxable Value: \$65,809 (2014 combined)

Summer Taxes: \$776.37 (2014 combined)

Winter Taxes: \$2,457.35 (2014 combined)

School District: Montague Public Schools





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