

Address: 2305 Shore Drive , St Ignace , MI ; 49781



MLS#: 265549
List Price: \$ 450,000
Type: Residential Water
Status: Active
Prop Type: Residential
Bedrooms: 3
Bathrooms: 3
Gar Stall: 2
Gar Type: Detached/HTD
Gar Size: 28 x 32
Style: 2+ Story
Waterfront: Yes
County: Mackinac
In City Limits: No

Provided as a courtesy of
MACKINAC PROPERTIES, INC.
 226 North State Street
 St. Ignace, MI 49781
 Office phone - (906) 643-9242
info@mackinacproperties.com

Lake/River Other:

Amt of Frontage:	123.99	Construction:	Frame	Frontage:	Great Lake
Lake/River Name:	Lake Huron	Tax ID	49-011-550-140-00	Lot Size:	124 x 140 x 124.36 x 142+
Yr Built:	2006	Above SqFt:	2400	SqFt Source:	Owner
School District:	St Ignace	Township:	St Ignace	Subdivision or T/R:	Plat of Evergreen Shores
Ownership Status:	Owner	Realtor.com Type:	Residential-Single Family	Full Baths	2
3/4 Baths	0	Half Baths	1	Internet Access	Cable

Public Remarks: "Picture-Perfect" Great Lakes Cape Cod home w/ 124 ft of Lake Huron frontage. Beautiful new cedar-shake, cape-cod style home features detailed custom craftsmanship throughout. 3 BR, Mst. suite, sun rm, "red cedar" flooring, slate & ceramic tile, stone FP. Mackinac Island views, cobblestone patio & lakeside stone firepit, high-end appliances. 2-car garage features a finished 1-BR apt with view.

Directions: Bus Loop I-75 to Evergreen Shores, Turn R N. Mackinac Rd. 1 blk past Trading Post Store, L on Shore Dr.

Showing Instructions: Appointment Only

Rooms:	Living Room Size: 19 x 25; Living Room Level: 1st; Dining Room Size: 15 x 11; Dining Room Level: 1st; Kitchen Size: 14 x 14; Kitchen Level: 1st; Bedroom 1 Size: 12 x 16; Bedroom 1 Level: upper; Bedroom 2 Size: 14 x 10; Bedroom 2 Level: Upper; Bedroom 3 Size: 14 x 10; Bedroom 3 Level: Upper; Utility Room Size: 16 x 14; Utility Room Level: 1st; Room Description 1: Sun Room; Room 1 Size: 14 x 16; Room 1 Level: 1st; Room Description 2: Walk-in Closet; Room 2 Size: 15 x 10; Room 2 Level: 2nd; Baths Size: Mst. 12 x 12, 6 x 10; Baths Level: upper	Heating/Air:	Hot Water; Natural Gas
Other Rooms:	Guest Quarters/Apt; Master Suite; Mud Room; Sun Room	Laundry:	Main Level
Interior Features:	Fireplace; Hardwood Floors; Smoke Detector; Tile Floor; Vaulted Ceilings; Walk - In Closet	Water:	Municipal
Appliances & Equipmt:	Ceiling Fan; Dishwasher; Dryer; Garage Door Opener; Refrigerator; Range/Oven; Washer	Sewer:	Municipal
Foundation:	Crawl	Age:	6-10 Years Approx
Schools:	Elementary School: St. Ignace; High School: St. Ignace	Exterior:	Vinyl
Taxes and Possession:	Possession: TBD	Exterior Features:	Deck; Fence; Guest Quarters/Apt; Landscaped; Patio/Porch; Paved Driveways; Shed
		Road:	Paved; Maintained
		Terms:	Cash to New Mortgage
		Sign:	Sign: No
		Documents/Disclosure:	Floor Sketch; Property Disclosure

Ownership Status: Owner

Facing Lake



Home facing Shore Drive



Garage has finished 1 BR apartment



Sit and relax on the covered veranda



Custom Countertops and upgraded appliances



Spacious kitchen



Open floor plan



Views from living Rm, Sun Rm & kitchen



Living Room



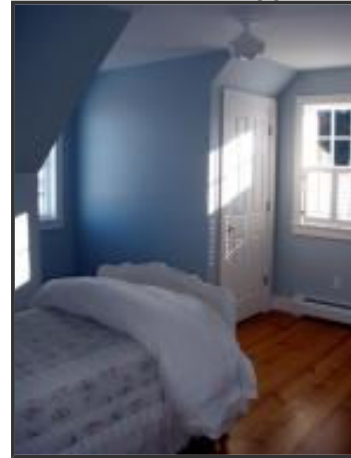
Vaulted ceiling in Sun Room



2 Full baths on upper level



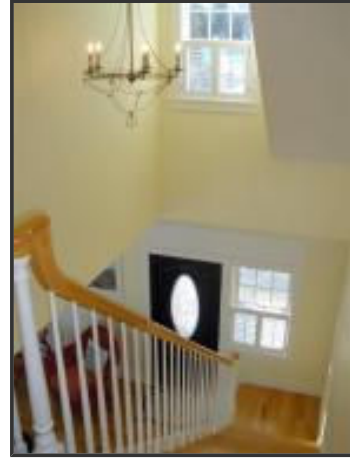
1 of 3 bedrooms on upper level



Great walk-in closet or baby room



Foyer area



Upgraded appliances



Garage Apartment: Living Room



Garage Apartment:: Kitchen and Living Rm



Garage Apartment: Bathroom



Garage Apartment: Bedroom



Over 2000 perennials



Fire pit and cobble stone patio