



Customer Report



New **Vacant Lot/Land** **MLS #** 1708548 **List Price:** \$24,500

County: Grand Traverse
Township: Garfield
Section # 7

Deeded Water: No
Body of Water:
Waterfront Ft:
Access:

< 1 Acre: Yes
Appx # Acres: 0.46
Sub: Sharkey Hills

Dimensions: 137x234x179x83
School District: Traverse City

1302 ELK CT **Lot #** 15 **Traverse City** **49685**

Present Use: Site Condominium, Finished Lots
Topography: Rolling/Hilly, Hardwoods
Land Use Restr: See Remarks
Miscellaneous: Will Build to Suit, Countryside View
Amenities: Park/Playground
Utilities Avail: Underground Electric, Natural Gas, Telephone, Cable TV
Road: Private, Paved
Zoning: Residential

Est. % Timber:
Est. % Tillable:
Est. % Other:
Mineral Rights: No
Assn Fee 400.00

Financing: Conventional Mortgage, Cash

Special Assess: No
Documents: Covenants & Restrictions, Disclosure Statement

Water/Waste Installed: None None
WaterWaste Options: Private Well Septic/Drain-field

Waterfront: None

Build to suite or bring your builder; this beautiful hardwooded lot is on a cul-de-sac, quiet setting in a neighborhood of other nice homes. Close to TC and East Side Schools

Directions

South of Potter Rd. off Garfield to Right on Sharkey Rd., Right into "Sharkey Hills" keep right, top of hill on left.



REMERICA TRAVERSE CITY

831 S Garfield Avenue

Traverse City MI 49686

(231) 941-8283

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TRAVERSE AREA ASSOCIATION OF REALTORS® MULTIPLE LISTING SERVICE
 VACANT LAND DISCLOSURE STATEMENT



Page 1 of 2

Property Address: 1302 Elk Ct. Traverse City MI 49686

Seller's Name: Ed Drapeau This Disclosure Statement concerns the property situated in the Township of Garfield, County of Grand Traverse

State of Michigan, described as (Legal Description): unit 15 Sharkey Hills Condo Sec. 7 T26N R10W MASTER DEED L1354 P044 AGREEMENT TO AMEND MASTER DEED L2073 P581

This statement is a disclosure of the condition of the above-described property and is intended to provide a potential Purchaser with information directly from the Seller on which to base a decision to purchase. It is not a warranty of any kind by the Seller(s) and is not, and should not, substitute for any inspections, surveys, tests, or specific warranties the Purchaser may wish to obtain. SELLER HAS NO EXPERTISE WITH RESPECT TO ANY OF THE ITEMS DISCUSSED BELOW OTHER THAN BY VIRTUE OF HAVING OWNED THE SUBJECT PROPERTY.

The Seller(s) disclosed the following information with the knowledge that even though this is not a warranty, prospective Purchaser(s) may rely on this information in deciding whether, and on what terms, to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in the transaction to provide a copy of this statement to any person or entity in connection with the actual or anticipated sale of the property.

The following are representations made by the Seller(s) and are not the representations of the Agent(s), if any. This information is a disclosure and is not intended to be part of any contract between the Purchaser(s) and Seller(s) unless so incorporated.

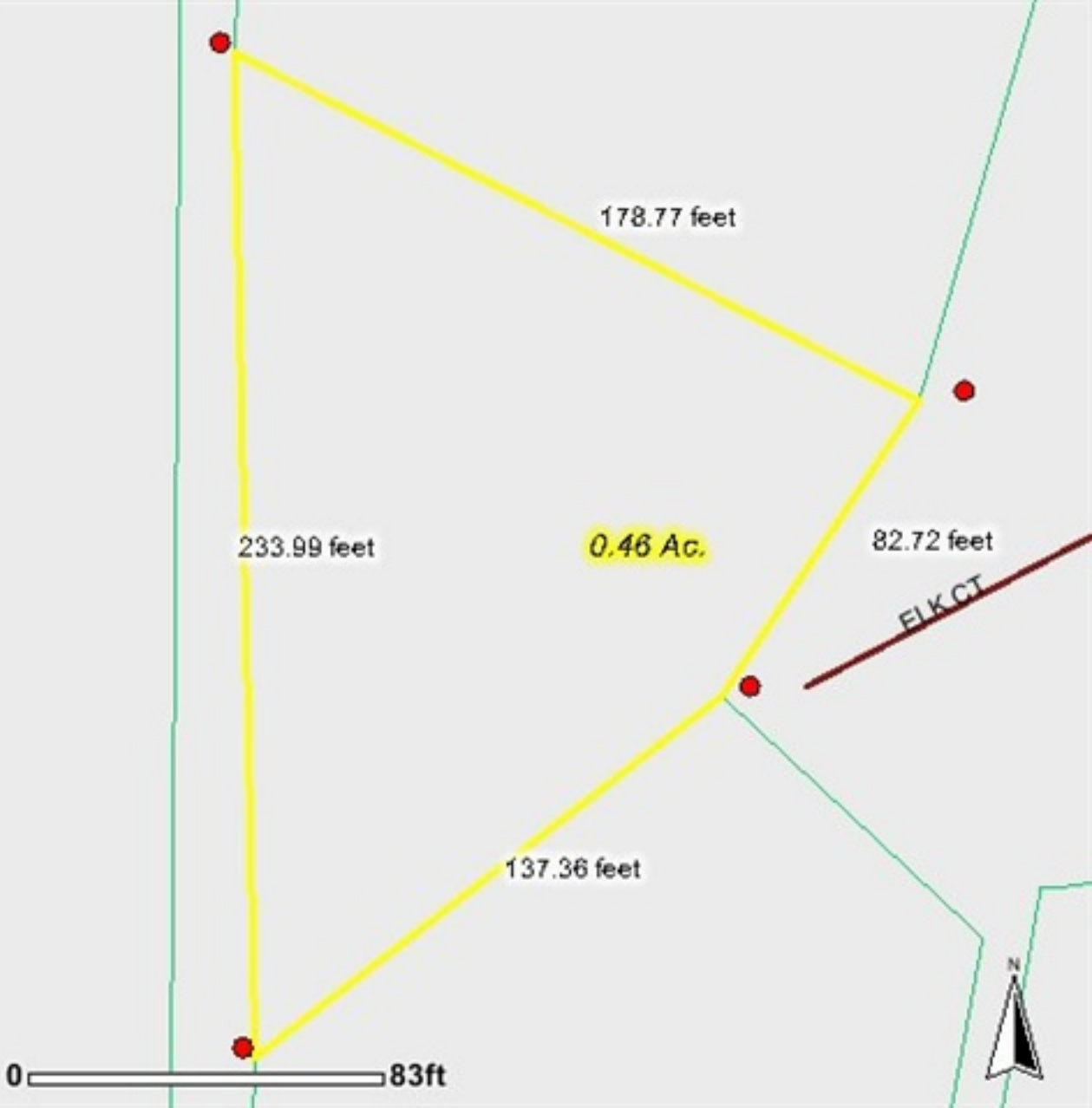
With respect to the subject property, are you (Seller) aware of any of the following:

- | | | |
|---|---|--|
| 1. Features of the property shared in common with adjoining landowners, such as walls, fences, driveways, wells, septic system, etc? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Any encroachments, easements or similar matters that may affect your interest in the subject property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Landfill (compacted or otherwise) on the property, or any portion thereof? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Flooding, drainage, or grading problems? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Any health code or zoning violations, nonconforming uses, or condemnation action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6. Neighborhood noise problems or other nuisances? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7. Deed restrictions? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 8. Any Associations which have any authority over the subject property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 9. Any "common area" (facilities such as pools, tennis courts, walkways) or other areas co-owned? (ROAD) | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 10. Any notices of abatement or citations against the property, or any lawsuits against the Seller threatening or affecting this real property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 11. Any determination that the subject property may constitute a "wetlands", or dunes area, or is in an area of "scenic rivers act"? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 12. Any environmental concerns involving the immediate area? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 13. Any knowledge of past use of property that may have a substantial impact on the value of the property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 14. Any other state of affairs affecting this property or the surrounding area which in your opinion might influence a potential Purchaser's decision to buy this property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 15. Any previous disposition of the oil, gas, underground, or other mineral rights relating to the property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 16. Any underground/fuel/gas storage tanks (present or in the past)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 17. Any land (boundary) or mortgage surveys? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 18. Is land a parent parcel (defined by Public Act No.591); or an exempt split as defined by Section 108 of the Land Division Act? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 19. Are future splits of subject property retained by the Seller(s)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |



0 635ft







DISCLAIMER

GENERAL: THE INFORMATION CONTAINED HEREIN AND CONTAINED IN SUPPLEMENTAL DOCUMENTS HAS BEEN FURNISHED BY THE SELLER AND/OR OTHER RESOURCES WE BELIEVE TO BE RELIABLE. EVERY EFFORT HAS BEEN MADE BY REMERICA TC TO PROVIDE ACCURATE AND FACTUAL INFORMATION. HOWEVER, THE BROKERS AND AGENTS INVOLVED ARE NOT RESPONSIBLE FOR MISSTATEMENTS OF FACT, ERRORS, OMISSIONS, PRIOR SALE, PRICE CHANGE OR WITHDRAWAL FOR THE MARKET WITHOUT NOTICE.

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