

**Customer Report** **3015 OMENA POINT RD** Asking: **\$437,000**

MLS # **1702385**  
 Status **ACT**  
 County **Leelanau**  
 Type **Residential**  
 #BR **3**  
 #BA **2.00**  
 Address **3015 OMENA POINT RD**  
 City **Omena**  
 Zip **49674**  
 Wtrfrnt **Yes**  
 Water P/S **Private**  
 Wtrfrt Ft **146**



06/11/2009 09:28 AM

ApxYrBlt	<b>1950</b>	School District	<b>Northport</b>	Length	Width		Carpet
Apx # Acres	<b>1.00</b>	Township	<b>Leelanau</b>	Living Rm	<b>13</b>	<b>16</b>	<b>Main Floor</b>
Lot Dimensions	<b>146X217X135X160</b>	Section #	<b>36</b>	Family Rm			<b>Yes</b>
Body of Water	<b>Grand Traverse Bay</b>	YrRmodeled		Kitchen	<b>11</b>	<b>14</b>	<b>Main Floor</b>
Condo	<b>No</b>	Main Fl Laundry	<b>Yes</b>	Dining Rm	<b>12</b>	<b>14</b>	<b>Main Floor</b>
Unit #		AbvGrdSQFT	<b>1553</b>	Master BR	<b>12</b>	<b>14</b>	<b>Main Floor</b>
AnnAsocFee		LL SQ FT	<b>0</b>	BR 2	<b>11</b>	<b>18</b>	<b>Upper Floor</b>
Subdivision	<b>N/A</b>	Total SQFT	<b>1553</b>	BR 3	<b>10</b>	<b>16</b>	<b>Upper Floor</b>
Lot #		UnfinishSF	<b>0</b>	BR 4			<b>Yes</b>
		Dual MLS		Den			<b>Yes</b>

ARCHITECTURE	<b>Chalet</b>	LOT DESCRIPTION	<b>Metes and Bounds</b>
CONSTRUCTION	<b>Wood</b>	OUTBUILDINGS	<b>Garden/Storage Shed</b>
STYLE	<b>Two Story</b>	GARAGE PARKING	<b>See Remarks</b>
BASEMENT	<b>Crawl Space</b>	HEATING/COOLING TYPE	<b>Hot Water</b>
BATH	<b>Shower Over Tub, Shower Stall</b>	HEATING/COOLING SOURCE	<b>Natural Gas</b>
APPLIANCES	<b>Refrigerator, Oven/Range, Dishwasher, Washer, Dryer</b>	ROAD	<b>County Maintained</b>
/EQUIPMENT		ROOF	<b>Asphalt Shingle</b>
INTERIOR	<b>Natural Fireplace</b>	WASTE	<b>Septic System</b>
WATERFRONT TYPE	<b>Private Access-Across Rd, Grand Traverse Bay, Sandy Beach, Sandy Shoreline/Bottom, Gradual Slope to Water</b>	WATER	<b>Private Well</b>
		EXTERIOR	<b>View of the Bay, Deck</b>
MISCELLANEOUS	<b>None</b>	USE/RESTRICTIONS	<b>Unknown</b>
		ZONING	<b>Commercial</b>
		FINANCING AVAILABLE	<b>Conventional Mortgage, Cash At Closing</b>
		POSSESSION	

**Omena waterfront cottage with 146 feet of sugar sand beach. Cottage has natural fireplace, spacious kitchen, 3 bedrooms and 2 full baths. Living room looks out over the beautiful waters of Omena Bay. Located in the village of Omena, within walking distance to shops, wineries, post office, and general store. Great rental for summer vacationers.. 24 x 24 detached building with Jotul natural gas fireplace provides warmth, great spot for water sports rental shop.**

**M-22 North to Village of Omena. On Left**



**Marti Johnson**  
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**martijohnson.com**  
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**COLDWELL BANKER SCHMIDT-LELAND**  
**(231) 256-9836**  
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