

Amenities of 56 Washington Lake Trail in the Irish Hills

Lodge

Douglas Fir free-of-heart timberframe construction (does not split), with 24' vaulted ceiling in great room

Located in the historic and picturesque Irish Hills, with a beautiful view from every room

Completed in 2008

Approx. 5,100 sq ft of living space, with many quality built-ins throughout

6 bedrooms, private guest areas

6 bathrooms with heated floors (1 bath with handicap shower)

House easily accommodates 14 family members (with guest cabin for overflow)

Inlaw suite or crafts or game room, with its own bathroom, walk-in closet and 2 sliders out to patio and lake

Master bath with spa tub

All bedrooms have individual outside entrances

1st floor laundry room, with built-ins and workstation

2nd laundry room in lower level guest area

2 dishwashers, 2 ovens, 2 sinks and extensive cabinets in kitchen

Geothermal heating and cooling

6 zone heating/air conditioning ; not necessary to always heat/cool selected areas

\$369/mo. total heat, A/C & utilities

2 - 50 gal water heaters – continuous hot water

Deluxe water softeners – continuous soft water

Office has his and hers work stations, with built-in bookshelves, French doors

Ceiling fan in every room

Knotty hickory hardwood floors

Knotty Alder solid doors throughout, all contributing to a lodge feel

Anderson wood windows through-out, with very large windows on lake side

85' long Trex deck outside main level with stairway to patio

Large patio outside lower level

Custom awning over main deck - automatic retraction w/ wind sensor

10' wide movie screen, with overhead projector in family/media room; soundproofing in ceiling & walls

Gas fireplace in great room, and natural fireplace in family room

Wet bar, with built-ins in lower level

Mud room, with built-ins for outdoor clothes and equipment

Circular drive with drainage tiles, and several gardens

3-car main garage, with hot & cold water and sink

1,000 sq ft. workshop/boat storage/garage under the main garage, with sink

Playroom above garage

2 lower level storage rooms plus large storage area above west wing

Wide use of man-made materials to minimize maintenance

Doorwalls along entire lake side, both levels (12 doorwalls)

Whole house, natural gas automatic generator

Special insulation under basement floors keeps them always warm

Roof gutter helmets – no leaf or debris collection in roof gutters

Excellent underground drainage system

Winter tax \$4,524, Summer tax \$3,509

1-acre lot w/ 100+ acres of common property on a private, all sports lake

Property/Common area

A former Boy Scout camp, with an “up north” feel; a serene retreat, family gathering areas, nature preserve
100 acres of common property on a private, all-sports lake; also great for canoes & kayaks. No public access.

All common property maintained by a shared caretaker

Several miles of hiking and riding trails on the property

Excellent fishing, summer and winter

Horse stable with 5 box stalls, tack room and hayloft

Many riding trails, 4 pastures

Many carved statues through-out in a park-like setting

Boat launch and dock area on common property

Guest cabin with kitchen, bath and fireplace

Several ponds

Private bow-hunting area – numerous deer and turkey

Private Chapel, with stained glass windows

Private cemetery with gazebo

Several family gathering areas, with campfire pits, swings, etc.

Wildlife includes: fox and Sand Hill Cranes, in addition to deer and turkey

Paved private streets, with lighting

Small airstrip

Equipment barn for maintenance machinery

40+ lakes – including several very large lakes - within 20 minutes

12 public golf courses near-by

Ann Arbor, University of Michigan – 45 minutes, with theater, fine dining, athletic events

MSU Botanical Gardens – 15 minutes

Easy travel time from Chicago, Cleveland and all points between

For those who would like to have their family, children and grandchildren gather to enjoy fishing, water sports, hunting, hiking, horses, cross-country skiing, and relaxing in a private, serene setting surrounded by nature, enhanced with outstanding scenery, groomed trails, and natural carved statuary.