

Private Angel Island 50150190
3974 N Hayward (Access to Angel Island) Road
Munising, MI 49862

\$1,780,000
9.380± Acres
Alger County



Private Angel Island 50150190
Munising, MI / Alger County

SUMMARY

Address

3974 N Hayward (Access to Angel Island) Road

City, State Zip

Munising, MI 49862

County

Alger County

Type

Recreational Land, Lakefront, Residential Property

Latitude / Longitude

46.299046 / -86.775103

Dwelling Square Feet

3423

Bedrooms / Bathrooms

4 / 3

Acreage

9.380

Price

\$1,780,000

Property Website

<https://www.landleader.com/property/private-angel-island-50150190-alger-michigan/60088>



Private Angel Island 50150190
Munising, MI / Alger County

PROPERTY DESCRIPTION

PRIVATE ISLAND FOR SALE - WITH TURN-KEY HOME, IN THE WILD AND SCENIC UPPER PENINSULA OF MICHIGAN! - This 9.38 Acre Island is located in AuTrain Township in central Alger County, in the Heart of the Hiawatha National Forest.

Sixteen Mile Lake is one of 413 lakes, located within the 894,836 Acre Hiawatha National Forest. It is a natural spring fed 443-acre flooded headwater area with a channel that serves as a tributary to the Sturgeon River. This Sturgeon River flows south to Nahma, Michigan where it flows into Big Bay de Noc in the northern part of the Green Bay estuary of Lake Michigan.

The Springs are located in the northern portion of the lake, and water ranges from 1 to 12 feet in depth throughout the lake. Approximately 80 percent of the lake is less than 7 feet in depth.

The All Sport Lake is mostly undeveloped and contains fish species typical of inland lakes in northern Michigan. Northern pike, Yellow perch, and Bass are the primary species found.

Called Angel Island, this tree covered property is the ONLY Island in the Western section of the lake, and there are Three Islands in the Eastern section.

The Island is 9.38 +/- Acres in size – with nearly a half mile of shoreline.

The Owners have thought of everything, for future development opportunities for the Island. They had it surveyed and secured the necessary approvals to divide it into four parcels. Parcel A is 2.293 Acres in size (with 566+ Feet of shoreline), and is where the beautiful Home is located.

Parcel B is 2.408 Acres in size with 671+ Feet of shoreline. Parcel C is 2.535 Acres in size with 608+ Feet of shoreline. Parcel D is 2.148 Acres in size with 641+ Feet of shoreline.

An underwater power line from the mainland brings electrical service to the island, and a Transformer has been installed in the center of the island to allow a “service drop” to all four surveyed parcels.

A 1.417 Acre surveyed mainland parcel provides an area to build a pole barn for storage of boats, trailers, toys, and vehicles See Survey Parcel F. There is a 30-foot-wide easement along the southern edge of a mainland lot for launching of boats and the installation of a seasonal dock. See Survey Parcel E.

The Beautiful home was built for Year-Round living and is located only about a 1/10th mile boat or snowmobile trip from a mainland dock to the island dock for easy access all year. The 3,400+ square-foot Log Sided Home features a large Main Floor open concept Living Area with a prow-front window wall made of triple glass patio doors that reach to the peak of the vaulted-ceiling, and a large stone facia woodburning fireplace. The Kitchen features custom hickory cabinetry, a spacious raised snack bar for casual dining with handcrafted log stools. The adjoining Dining area Patio doors provide access to the deck which offers spectacular lake, sunset and sunrise views, throughout the season. The deck extends around the entire home, so there is lots of room for outdoor dining and relaxation, and views of the surrounding forest. The Main Floor also includes two Bedrooms with sliding glass doors for deck access, Full Bath, and Laundry Room with man door to the deck. The Upper Level includes a 13 x 17 Loft overlooking the Great Room, the Main Bedroom with on-suite Full Bath with a jetted tub, electric sauna, and a large Walk-In Closet. The Lower Level has a 26 x 28 Entertainment Room with an electric fireplace, and walkout to an under-deck patio, a Custom Bar, an Office/fourth Non-Conforming Bedroom, and Full Bath.

The property's outdoor highlights include a dock for launching your pontoon, sail, and fishing boats, a beach area for swimming, a fire pit, gardens landscaped with natural materials and perennial flowers, and trails for exploring the island.

A unique Chapel is located on “The Point” at the north-eastern corner of the Island (On Parcel B). This chapel is visited by boaters who pass by, and are invited to sign a Book to memorialize their experiences on this special lake.

The island comes with power from the mainland, high-speed DSL service, an approved septic system, and is equipped with a backup generator system. A large detached Workshop/Shed provides a place for doing projects and storage, and a large wood shed keeps campfire wood dry.



Angel Island is the perfect escape, but you can get there easily. The Villages of Chatham (to the west) and Munising (to the northeast) are located approximately 10 and 12 miles, respectively, from Sixteen Mile Lake along M94.

This superlative private island can be yours – Contact us for an appointment today!



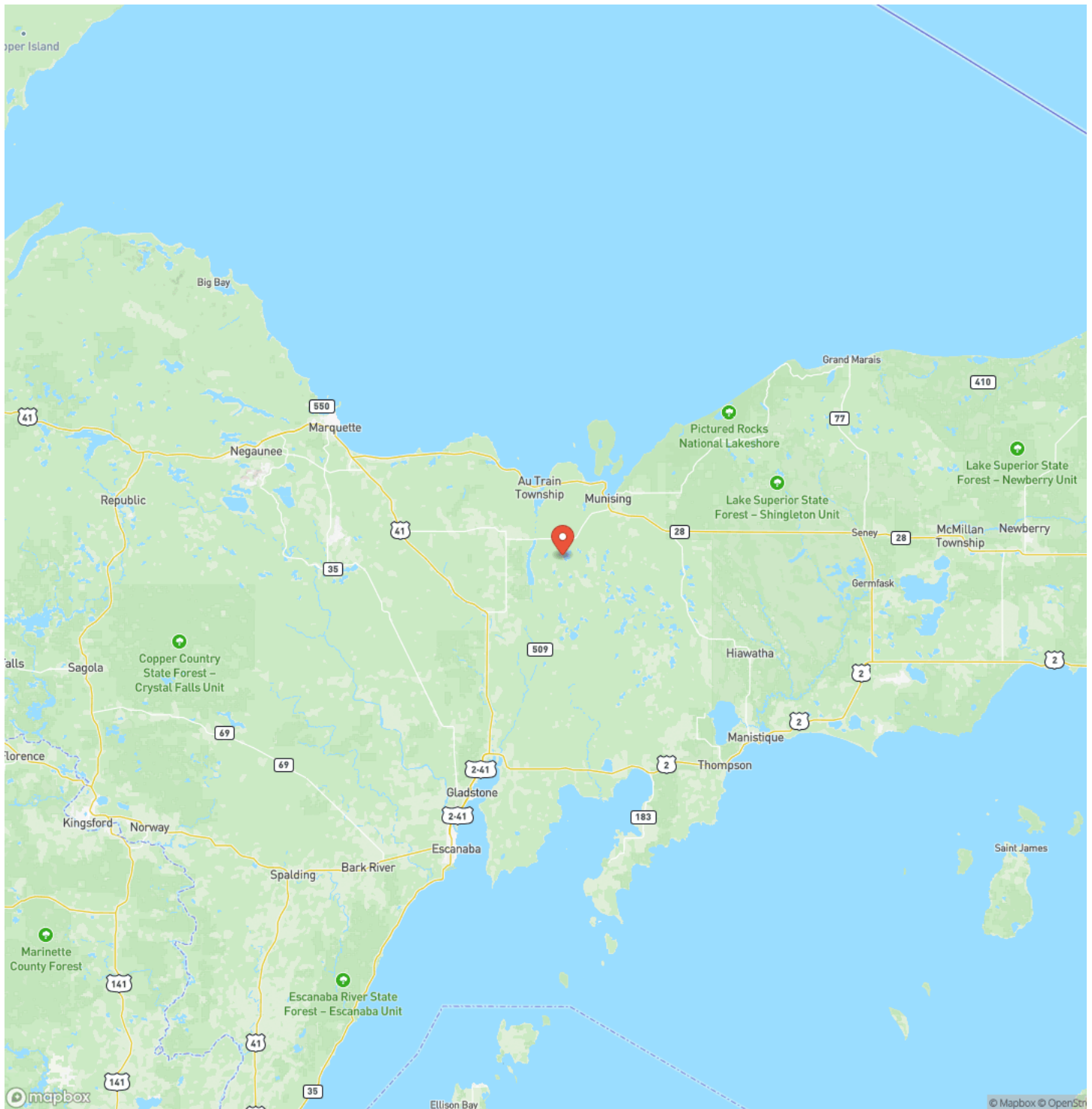
Private Angel Island 50150190
Munising, MI / Alger County



Locator Map



Locator Map



Satellite Map



Private Angel Island 50150190
Munising, MI / Alger County

LISTING REPRESENTATIVE

For more information contact:



Representative

Timothy Keohane

Mobile

(906) 250-4743

Office

(906) 228-9312

Email

tk@greatlakesandland.com

Address

856 West Washington Street

City / State / Zip

Marquette, MI 49855

NOTES



MORE INFO ONLINE:

greatlakesandland.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Great Lakes & Land Real Estate Co, Inc
856 West Washington
Marquette, MI 49855
(906) 228-9312
greatlakesandland.com

