

3951, WOERNER, MANITOU BEACH, MI, 49253
https://tuckerbenner.com



Winchmore Homes presents 'TOWNE HOUSE'
3951 Woerner Rd, Manitou Beach, MI 49253

FEATURES LIST (Original & Modernizations)

Kitchen

- oriented for great lake views with extensive built-in bar area designed for entertaining
- full stainless steel kitchen package including 2 ovens, full size undermount sink
- "Dessert Booth" (separate white with black and brown included) granite countertops throughout
- built-in quartz laundry baskets and drying room provide plenty of extra storage
- durable, beautiful, solid Hickory hardwood floors throughout home

Bath

- master ensuite flooring in granite
- designer herringbone tile for master bath floor and shower
- master bath free-standing water tub (w/ separate master bath shower)
- additional lavatory ensuite throughout

Outdoor Spaces / Living

- Stunning elevated Round Lake views to the front, rolling pasture views to the rear
- 24 ft wide garage opening through the Round Lake - perfect for fishing, lake, and all year water sports activities
- Professional landscape maintenance designed grounds maximizing privacy, views, and outdoor entertaining
- Two "Dessert Bar" exposed aggregate patios (one kitchen, one rear facing)
- Two outdoor covered deck spaces - covered upper-level deck space with commanding lake views

General Comments

- Brand new modern HVAC with 2 zone Air Conditioning, plumbing, and electrical systems (all to 2025 Code)
- 18 Year/2000 hr. Gypsum Boarding - great peace of mind (low maintenance, cleanup & replace warranty)
- Main floor 9 ft ceiling with 10 ft second floor ceiling heights
- Brand new highly efficient windows and home insulation providing year-round comfort and savings



Stunning elevated lake views on a rare oversized estate-sized lakefront lot Historic Round Lake masterpiece enters final phase of renovation & upgrade. 'Towne House' (named for original owner, Dr N.Towne, circa 1840) comprehensive renovation and upgrading project was undertaken to create a truly comfortable, modern, family entertaining Michigan Lake Home, suitable for year-round enjoyment, while [...]

- 5 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2572 sq ft



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 5 beds
Bathrooms: 3 baths	Area: 2572 sq ft
Lot size: 0.62 sq ft	Year built: 1840
Bathrooms Full: 3	Lot Size Acres: 0.62 acres
Rooms Total: 11	County: Lenawee

Building Details

Building Area Total: 2572 sq ft	Construction Materials: Brick, HardiPlank Type
Architectural Style: Historic	Sewer: Public
Heating: Forced Air	Stories: 3
Roof: Asphalt	Basement: Full

Amenities & Features

Laundry Features: Gas Dryer Hookup, Laundry Room, Main Level, Sink, Washer Hookup	Flooring: Tile, Wood
Utilities: Phone Available, Natural Gas Available, Electricity Available, Cable Available, Natural Gas Connected, Cable Connected, High-Speed Internet	Parking Features: Garage Faces Side, Garage Door Opener, Carport, Attached
Waterfront Features: Lake	Fireplace Features: Den, Wood Burning
Garage Spaces: 3	WaterSource: Private Water, Well
Appliances: Built-In Gas Oven, Cooktop, Dishwasher, Disposal, Double Oven, Dryer, Microwave, Oven, Range, Refrigerator, Washer, Water Softener Owned	Interior Features: Ceiling Fan(s), Broadband, Garage Door Opener, Center Island, Eat-in Kitchen, Pantry
Window Features: Screens, Insulated Windows	Patio And Porch Features: 3 Season Room, Deck, Patio, Porch(es)
Exterior Features: Balcony	Fireplaces Total: 1
Cooling: Central Air	

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Fees & Taxes

Tax Year: 2024

School Information

High School District: Addison

Miscellaneous

Road Surface Type: Paved
CrossStreet: Woerner Rd & Geneva Hwy
Listing Terms: Cash, FHA, VA Loan, Conventional

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