

3951, WOERNER, MANITOU BEACH, MI, 49253

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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 appliance package included 2 ovens and 2nd dishwasher
- "Dorset Beach" quartz 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-out Round Lake - perfect for fishing, lake, and all year water sports activities
- Professional landscape maintenance designed grounds maximizing privacy, views, and outdoor entertaining
- Two "Dorset Trail" 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 Sherrill & Company roofing - great peace of mind (see maintenance, upkeep & 5 year warranty)
- Main floor 9 ft ceiling with 10 ft second floor ceiling heights
- Brand new highly efficient windows and home insulation providing top rated 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

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

# Building Details

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

# Amenities & Features

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

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# Fees & Taxes

Tax Year: 2024

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# School Information

High School District: Addison

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# Miscellaneous

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

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