

3953, WOERNER, MANITOU BEACH, MI, 49253  
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Winchmore Homes presents 'MAPLEWOOD SHORE'  
3953 Woerner Rd, Manitou Beach, MI 49253

FEATURES LIST

Kitchen

- open concept and oriented for dramatic lake views and indoor / outdoor dining & entertaining
- all finishes meet appliance package included & extended full time undermount sink
- 'Casual' guest white with grey veining quartz countertop throughout
- solid European heavy maple & cherry wood kitchen cabinets, with matching Dining Room subway
- durable, beautiful, heavy epoxy plank wood floor throughout home

Bath

- luxurious marble flooring in guest bath
- European herringbone tile for master bath floor with Porosa shower wall tile design
- master bath free-standing walk-in tub (w/ separate master bath shower)
- 2x new and future floor throughout

Outdoor Spaces / Living

- Stunning elevated Round Lake view to the front, rolling pasture views to the rear
- 20 ft wide, great dining terrace on Round Lake - perfect for family, kids, and all your water sports activities
- Professional landscape maintenance designed grounds maximizing privacy, views, and outdoor entertaining
- Walk-out level, landscaped exposed aggregate patio with herringbone cut luxury composite decking
- Landscaped covered entertaining porch off main guest room with separate private master bedroom landscaped porch
- Custom weather lodge stone facade walkout level, chimney, and natural fireplace

Customs / Details

- Integrated kitchen 1.75 car garage, perfect to keep all your lake toys close to hand
- LP SmartSiding & Composite decking - great pieces of mind (low maintenance, upkeep & 50-year warranty)
- Without dual 5.5 cartrage, 10 ft main floor ceiling, and 20 ft 6' finished vaulted skylight your roof ceiling high



Once in a generation opportunity for brand new construction lake home, thoughtfully designed and crafted, on rare oversized estate-sized, sandy bottom, lake lot. ‘Maplewood Shore’ represents the apex of Michigan lake living. Designed with indoor/outdoor family entertaining in mind. Gorgeous elevated lake views from 27 ft vaulted glass wall. Beautiful herringbone cut luxury composite decking. [...]

- 5 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 3023 sq ft



# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Lot size:** 0.76 sq ft

**Bathrooms Full:** 3

**Rooms Total:** 13

**Bathrooms Half:** 1

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Area:** 3023 sq ft

**Year built:** 2025

**Lot Size Acres:** 0.76 acres

**County:** Lenawee

# Building Details

**Building Area Total:** 3023 sq ft

**Construction Materials:** HardiPlank Type, Stone

**Architectural Style:** Craftsman

**Sewer:** Public

**Heating:** Forced Air

**Stories:** 3

**Roof:** Asphalt

**Basement:** Walk-Out Access

# Amenities & Features

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**Laundry Features:** Gas Dryer Hookup, Laundry Room, Lower Level, Sink, Washer Hookup

**Association Amenities:** Boat Launch

**Waterfront Features:** Lake

**Garage Spaces:** 5

**Appliances:** Built-In Gas Oven, Cooktop, Dishwasher, Disposal, Double Oven, Dryer, Microwave, Oven, Range, Refrigerator, Washer

**Window Features:** Insulated Windows

**Exterior Features:** Balcony

**Cooling:** Central Air

**Utilities:** Phone Available, Natural Gas Available, Electricity Available, Cable Available, Natural Gas Connected, Cable Connected, High-Speed Internet

**Parking Features:** Garage Faces Side, Garage Faces Front, Garage Door Opener, Detached, Attached

**Fireplace Features:** Family Room, Living Room, Wood Burning

**WaterSource:** Private Water, Well

**Interior Features:** Broadband, Center Island, Eat-in Kitchen, Pantry

**Patio And Porch Features:** Deck, Patio, Porch(es)

**Fireplaces Total:** 2

## Fees & Taxes

**Tax Year:** 2024

## School Information

**High School District:** Addison

## Miscellaneous

**CrossStreet:** Woerner Rd & Geneva Hwy **Listing Terms:** Cash, FHA, VA Loan, Conventional

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