

## Residential Client Full

### 2623 TURTLE SHORES, Bloomfield Twp 48302

MLS#: **216010273**  
 County: **Oakland**  
 Status: **Active**

Area: **02193 - Bloomfield Twp**  
 School D: **Pontiac**

Trans Type: **Sale**

LP: **\$4,990,000**  
 OLP: **\$4,990,000**



Location Information

Prop Type: **Residential**  
 Township: **Bloomfield Twp**

Parking

Garage: **No**  
 Grg Sz: **No Garage**

Lot Information

Acreage: **1.4**  
 Lot Dim: **145x414x223x381**

Mailing City: **Bloomfield Hills**  
 Side of Street: **Grg Dim:**  
 Location: **S of Square Lake / W of Club Drive**  
 Directions: **South of Square Lake, West of Club Drive, Across from Forest Lake Country Club**

Square Footage  
 Est Fin Abv Gr: **2,268**  
 Est Fin Lower: **1**  
 Est Tot Lower: **1**  
 Est Tot Finished: **2,269**

Layout  
 Rooms: **5**  
 Beds: **1**  
 Baths: **1.1**

Rd Front Ft: **145**  
 Arch Style: **Cape Cod, Historic**  
 Arch Level: **1 Story**

Waterfront Information

Water Name: **Turtle Lake**  
 Water Facilities: **Lake Front**  
 Water Features: **Boat Facilities, Dock Facilities**  
 Water Front Feet: **197**

General Information

Year Built: **1945**  
 Year Remod: **2007**  
 Possession: **Close Plus 30 Days**

Features

Foundation: <b>Crawl</b>	Fndtn Mtrls: <b>Other</b>
Foundation Feat: <b>Sump Pump</b>	
Exterior Feat: <b>Gate House, Outside Lighting</b>	Construct Feat: <b>Site Condo</b>
Exterior: <b>Wood</b>	
Site Desc: <b>Hilly-Ravine, Water View, Vacation Home</b>	Roof Mtrls: <b>Cedar/Wood, Rubber</b>
Porch Type: <b>Deck, Porch, Porch - Covered</b>	Fireplace Loc: <b>Living Room</b>
Fireplc Fuel: <b>Natural</b>	
Appliances: <b>Bar Fridge, Dishwasher, Disposal, Dryer, Refrigerator, Range/Stove, Washer</b>	Cooling: <b>Ceiling Fan(s), Central Air</b>
Interior Feat: <b>Cable Available, Humidifier, Jetted Tub, Sound System, Other</b>	Road Frontage: <b>Paved, Private</b>
Heat & Fuel: <b>Natural Gas, Forced Air</b>	Sewer: <b>Sewer-Sanitary</b>
Wtr Htr Fuel: <b>Natural Gas</b>	
Water Source: <b>Municipal Water</b>	

Room Information

Room	Level	Dimensions	Flooring	Room	Level	Dimensions	Flooring
Bath - Lav	First/Entry	6 x 7	Slate	Bath - Master	First/Entry	10 x 12	Slate
Bedroom - Mstr	First/Entry	18 x 18	Wood	Dining Room	First/Entry	11 x 17	Slate
Family Room	First/Entry	16 x 15	Slate	Kitchen	First/Entry	7 x 10	Wood
Living Room	First/Entry	26 x 18	Wood				

Legal/Tax/Financial

Property ID: <b>1906480058</b>	Short Sale: <b>No</b>	Home Warranty: <b>No</b>	Ownership: <b>Private - Owned</b>
Tax Summer: <b>\$11,977</b>	Tax Winter: <b>\$5,249</b>	Homestead: <b>No</b>	Oth/Sp Asmnt: <b>0</b>
SEV: <b>396,870.00</b>	Taxable Value: <b>339,680.00</b>	Existing Lease:	
Legal Desc: <b>T2N, R10E, SEC 6, 7 &amp; 8 OAKLAND COUNTY CONDOMINIUM PLAN NO 1223 TURTLE LAKE UNIT 102 L 20903 P 732 1-04-06 FR 19-07-226-002</b>			
Subdivision: <b>TURTLE LAKE CONDO</b>			
Terms Offered: <b>Cash, Conventional</b>			

Office Information

List Office: **Victor Properties, Inc**

Remarks

Pub Rmks: **The Boathouse at Turtle Lake is the most unique waterfront property in Oakland County and one of the most unique in the United States. With 1.413 acres of rolling topography, dramatic views, and 223 pristine feet of Turtle Lake Frontage, the Boathouse is the perfect spot for either a romantic getaway or an intimate beach house. The interior was recently renovated and boasts floor-to-ceiling glass windows, a pewabic-tiled wood burning fireplace, knotty pine walls, exposed wooden beams, wide plank hardwood floors, and a blue stone foyer. Outside, there's a permanent dock to accommodate multiple boats, a sandy beach, and of course Turtle Lake, home to world-class bass fishing. ADJOINING ACREAGE ALSO AVAILABLE - MLS# 216010274 & 216010276**