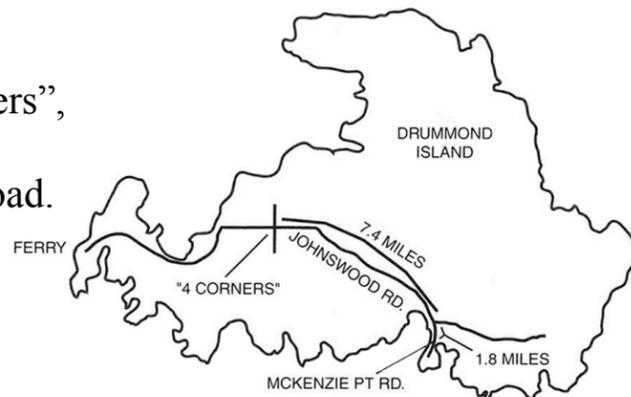


BIG SHOAL POINTE SHORE LOTS
Drummond Island , Michigan 49726
The Declaration of Building and Use Restrictions

1. That no business, trade or manufacturing of any sort or nature can be conducted on said property.
2. No more than one single family dwelling shall be erected on each lot.
3. No lot shall be subdivided other than a "Division" that conforms with the Land Division Act and will maintain a water frontage width of not less than 200 feet and the original depth of the lot.
4. Dwellings on the lot shall not be less than 1200 square feet of enclosed living area on the main floor, exclusive of porches, projections or attached garages. One and a half story, shall not be less than 1500 square feet of enclosed living area, exclusive of porches, projections and attached garages. A detached storage building in proportion and architecturally related to the dwelling shall be permitted, provided the external shall be finished similar or same material as the home. Guest quarters above the garage are permitted and must conform to all building and health codes.
5. Side set backs shall be a minimum of 35 feet on all sides.
6. No animal other than household pets may be maintained and no dangerous animals shall be permitted.
7. No billboards or other advertising device, excepting signs indicating the premises for sale or a sign indicating owners names and address.
8. No lot shall be maintained for dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in other sanitary containers and shall be kept out of sight.
9. Exterior of building shall be completed within 12 months from the date on which actual building operations began.
10. Large vehicles, such as dump trucks, tractors, trailers or similar equipment shall not be kept on the premises except during the construction of the residence.
11. No hunting of animals or birds of any description is permitted or discharge of any firearm.
12. Motorcycles, all terrain vehicles, off-road vehicles, snowmobiles and any other similar vehicles may be operated in THE BIG SHOAL POINTE SHORE LOTS area.
13. Exterior lighting to be arranged to be so directing light away from adjacent property owners.
14. No immoral, improper, unlawful or offensive activity shall be carried out in the BIG SHOAL POINTE SHORE LOT area by the owner or guest of the owner.
15. All residences shall at all times be maintained in a manner consistent with the highest standards of a beautiful serene, private and residential community for the benefit of the co-owners and all persons interested in the BIG SHOAL POINTE SHORE LOTS.
16. All plans and specifications of the dwelling or structure shall be approved by the Architectural Control Committee. The Architectural Control Committee shall be established by the owner/developer, until such time as the owner/developer elects not to serve, then the Co-owner shall appoint three such members.
17. A Lot Owners Association will be appointed when 2080 feet of shore frontage has been sold by the owner/developer. The Lot Owners Association will be responsible for and direct all maintenance of access roads of the BIG SHOAL POINTE SHORE LOTS.

DIRECTIONS

M-134 to "Four Corners",
 Johnswood Road
 to McKenzie Point Road.



Big SHOAL

P O I N T E

Lots starting at
\$70,000



Drummond Island REALTY
 29919 E. Channel Road
 Drummond Island, MI 49726
906-493-5230

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PROPERTY FEATURES:

- 180 degree view of pristine water, ships, sunrises and sunsets.
- Private development: restrictions, easements, conditions.
- Near protected Scammon Cove and Big Shoal Beach
- Year round recreation: kayaking, hiking, biking, bird and wildlife watching, ice fishing, snowmobiling, and so much more.
- 3 lots with driveways already in.
- Approx. 4,300 ft. of beautiful wooded shoreline available.

www.drummondisland-realty.com

Private Boat Launch
 4 ft. of water ~ 50 x 80 ft. basin
 25 ft. wide channel to deep water



Big SHOAL

POINTE

DRUMMOND ISLAND, MI



**Lots starting
 at \$70,000.**

**\$799,000 for ALL
 available shore lots**

*(Approx. 4,300 ft. of
 wooded shoreline!)*

Lot A - 650' shoreline
 Driveway In, 9 acres
 \$200,000 (388-19-0026)

Lot B - 300' shoreline
 4.1 acres
 \$105,000 (388-19-0027)

Lot C - 200' shoreline
 2.7 acres
 \$70,000 (388-19-0028)

Lot D - 400' shoreline
 Driveway In, 5.5 acres
 \$125,000 (388-19-0029)

Lot E - 1100' shoreline
 8.0 acres
 \$330,000 (388-19-0030)

Lot F - 484' shoreline
 6.3 acres
 \$145,200 (388-19-0031)

Lot G - 205' shoreline
 3.3 acres
 \$71,750 (388-19-0032)

Lot H - 200' shoreline
 3.1 acres +/-
 \$70,000 (388-19-0033)

Lot I - 200' shoreline
 Driveway In, 3.1 acres
 \$75,000 (388-19-0034)

All available lots!
 40 acres, 4,300' shore
 \$795,000 (388-19-0035)



29919 E. Channel Road, Drummond Island, MI 49726

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