


# SHORELINEMEDIA HOMES GUIDE

West Michigan Real Estate, Condos and Apartment Living

**FREE!**

**MAY 2022**



coolman-anderson  
 *realty inc.* #1 in  
Ludington



**Lighthouse  
Realty** 



 **GREENRIDGE  
Realty, Inc.**



 **CENTURY 21.**  
Bayshore Real Estate



**five star\***  
REAL ESTATE LEADERS

**SHORELINE  
MEDIA**

LUDINGTON DAILY NEWS  
OCEANA'S HERALD-JOURNAL  
WHITE LAKE BEACON

*Local news matters*



***Buy with Confidence, Sell with Success! Call us today!***



Ingrid Wadel  
231-301-0646



Lori Dickenson  
231-633-8417



BethAnn Kozicki  
231-794-8960



Lois Mitzelfeld  
231-510-5065



Random Messeder  
231-425-8753



Nathan Sheldon  
231-690-0422



Dick Boyd  
231-590-1067



Tim Gibson  
231-233-7327



Kevin Bishop  
231-303-3595



Michelle Sarto  
231-690-6801



Brooke Klein  
231-690-3675



Monty Ashton  
231-907-7790



Stan Willson  
231-852-0536



Amanda Caldwell  
231-852-9015



Raquel Rae  
231-881-2167



Tejay Chaffee  
231-233-1737



Don Bradley  
Broker - Owner



Rick Randall  
Broker - Owner



Ben Korendyke  
Broker - Owner



Gloria Pirkola  
Office Manager

# Lighthouse Realty

503 S. Rath Ave. • Ludington • 231-845-7500

[goLighthouseRealty.com](http://goLighthouseRealty.com)





# EXPERIENCE YOU CAN TRUST



## GREENRIDGE Realty, Inc.

5492 W. US 10, Ludington | [www.greenridge.com](http://www.greenridge.com) | [dkovalcik@greenridge.com](mailto:dkovalcik@greenridge.com)

**Diana Kovalcik**  
*Associate Broker*  
**231-690-5545**

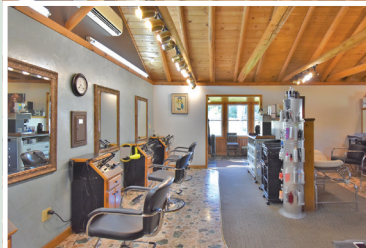


### 1959 W US 10, BETWEEN LUDINGTON & SCOTTVILLE



*Residential Home - Office - Business... So many possibilities!*

Extremely well maintained building currently used as a salon, could be used as a daycare, pet groomer, used car sales, accounting or real estate office and so much more!. The possibilities are endless. If you are looking to start up a business, this may be the perfect spot for you. Convenient location between Ludington and Scottville. Per Amber Township Zoning, this versatile building could also be used as a residential home. The floorplan is perfect with its vaulted open ceiling, kitchen, bedroom, bath and laundry plus it has plenty of room to add a garage. **\$144,900**  
**Call for more details on this great listing today!**



### 4111 LANAGER 80 Acres near Pere Marquette River

PRIME 80 ACRE PARCEL with a mixture of hardwoods and pine trees, hills, bogs, trails and open areas creating a great nature retreat or hunting parcel. Lots and lots of wildlife including deer, turkey, bear and badgers. This property is beautiful in every season providing a great spot to enjoy campfires, hiking, sledding, cross country skiing, hunting and so much more. It also has a 3 bedroom cabin with a woodstove for heat and an outside outhouse. There is a well near the cabin that is used for water needs. Awesome location - surrounded on 3 sides by USA land giving you 100's of acres to roam and less than a mile from the Pere Marquette River! **\$250,000**



## OVER 20 YEARS EXPERIENCE!



# How to add shade to a deck or patio

Homeowners eagerly await the arrival of the warm weather so they can cast off the remnants of cabin fever and bask in the sunshine. However, as summer nears its dog days, the same sun homeowners once coveted can contribute to uncomfortable conditions in outdoor entertaining spaces.

Meteorologists at WHAS11 in Kentucky took to their neighborhoods in July 2020 to test just how hot surfaces can get in the sun during peak daytime temperatures. Concrete sitting in the sun almost all day reached a temperature of 134.7 F, while the same concrete in the shade clocked in at just under 80 F. When air temperatures are around 90 F, unshaded concrete and asphalt can be 125 F and 140 F, respectively. While wood decking may not be as hot as asphalt and concrete, it still can get steamy underfoot.

Homeowners who want to be able to enjoy their outdoor spaces in an array of

temperatures can think about investing in shade solutions. Sun-blocking ideas like awnings, shade trees and large umbrellas can help people enjoy their yards all day long.

- Canopy: A patio canopy is typically a freestanding unit that can be installed over a patio or a deck. Some people prefer to bolt it down so it will not be knocked over in windy conditions. The fabric on the canopy can be removed during the offseason, helping to improve its longevity.

- Awning: Awnings may be stationary or retractable. Many are installed directly onto a home and can cast shade on specific areas of outdoor entertaining spaces.

- Shade sail: Similar to an awning but a bit less structurally rigid, shade sails are large pieces of triangular fabric installed over areas of a patio, pool or landscape, according to The Family Handyman. Shade sails are light and airy and can be

customized.

- Trees: A natural way to increase shade in a yard is to plant more shade trees. If sun glare is an issue all year long, and it's not just the heat of the sun that is troublesome, think about planting evergreen trees. Deciduous cousins will drop their leaves in fall and only be effective during the warm weather.

- Patio umbrellas: Many umbrellas start at around \$25. Umbrellas can be paired with patio tables, while stationary cantilever umbrellas sit out of the way on their own heavy-duty stands. A cantilever umbrella tends to provide more shade than patio table umbrellas.

- Curtains: Homeowners can block sunlight outdoors the way they do inside, offers MSN. Hang curtains from the sides of canopies or between posts on a deck to provide shade and cozy spaces.

Shade is in high demand when the sun is hot. Options abound for making outdoor areas more comfortable.

HOME.  
IT IS MORE THAN JUST A HOUSE.

Buy | Build | Remodel | Refinance | Use home equity

**SSB | Shelby State Bank**

*Where Banking is Still a People Business!*

Home is more important than ever. So it should be comfortable. It should be secure. It should have personality. Shelby State Bank has **smart mortgage and home equity options** to help you make it all happen.

 [www.shelbybank.com](http://www.shelbybank.com)

Member FDIC  
NMLS# 409703  
 EQUAL HOUSING  
LENDER



# YOUR VISION, OUR DRIVE.

West Shore Bank offers a unique approach to delivering on your dreams.  
We celebrate your successes. We look out for your best interests.  
And we work to give you the premier service that you deserve.

**WE BELIEVE THAT LIFE IS FOR LIVING**  
and that careful planning and insightful guidance today make for a more fulfilling tomorrow. Whether you are saving for a prosperous future, running a business, or looking to make a dream home a reality, West Shore Bank's premier advisors provide the expertise and personalized service that you deserve.

**Partner with West Shore Bank for your Life's Grand Adventure!**



CHRIS GRIFFIN  
Mortgage  
Ludington  
MLO#197694  
(231) 845-3500  
chrisg@westshorebank.com



JIM VIDEN  
Mortgage & Consumer  
Lending - Ludington  
MLO#770861  
(231) 845-3500  
jimv@westshorebank.com



JEREMY M. HOLMES  
Mortgage  
Ludington  
MLO#770849  
(231) 845-3500  
jeremyh@westshorebank.com



DARYL PIECZYNSKI  
Mortgage & Consumer  
Lending - Manistee  
MLO#770856  
(231) 723-1800  
daryl@westshorebank.com



MARY KAY WILKOSZ  
Mortgage  
Ludington  
MLO#681377  
(231) 309-6464  
marykayew@westshorebank.com



TINA FRIESE  
Business  
Ludington  
(231) 845-3555  
tinaf@westshorebank.com



JOHN CLARK  
Business  
Muskegon  
MLO#1474673  
(231) 332-4251  
john.clark@westshorebank.com



BOBBY FISHER  
Business  
Muskegon  
MLO#414404  
(231) 332-4251  
bobbyf@westshorebank.com



MIKE JERUZAL  
Business  
Ludington  
MLO#770850  
(231) 845-3503  
mikej@westshorebank.com



DARLA JONES  
Business  
Ludington  
MLO#872336  
(231) 845-3581  
darla@westshorebank.com



ADAM SHEREN  
Business  
Ludington  
MLO#217073  
(231) 845-3584  
adams@westshorebank.com



JORDAN SOLOWIEJ  
Business  
Manistee  
MLO#815134  
(231) 309-6461  
jordans@westshorebank.com



DAMON TONDY  
Business  
Frankfort  
MLO#757266  
(231) 352-9655  
damont@westshorebank.com



JOHN CARLSON  
Business  
Hart  
MLO# 423250  
(231) 301-7010  
johnc@westshorebank.com



WEST SHORE BANK

201 W. Loomis Street, Ludington, MI 49431  
westshorebank.com | (231) 845-3500 | Member FDIC



Equal Housing Lender | Member FDIC  
Loans are subject to credit approval  
NMLS 552389





**CENTURY 21**  
Bayshore Real Estate

325 S. Brye Rd.  
Ludington, MI 49431  
**231-845-0363**  
[www.C21Bayshore.com](http://www.C21Bayshore.com)



## IT'S A FANTASTIC TIME TO SELL!!

With housing demands high and inventory low, the SELLER'S MARKET is HOT! HOT! HOT!

*Thinking of selling? Don't settle for Mediocrity!  
Call one of our Quality Service Award Winning Realtors today!*



**Kevin Leavitt**  
231-845-7277



**Brian Mulherin**  
231-690-0872



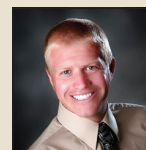
**Cindy Papes**  
231-852-0116



**Debbie Bush**  
231-852-0117



**JP Duvendeck**  
231-907-5757



**Kelly Smith**  
231-233-2227



**Lynne Mattice**  
231-907-9033



**Michelle Anderson**  
231-510-1058



**Mike Healy**  
231-690-7834



**Peri Lundberg**  
231-590-0711



**Sandy Lovewell**  
Office Manager

## FEATURED HOMES



### **4454 Popell, Newaygo**

- 194 Ft. on Muskegon River, 1.2 Acre
- Gorgeous 3 Beds, 3 Baths, Granite Kitchen
- Finished Lower Level, 2 Garages

**\$439,000**



### **1496 N. Marilyn, Ludington**

- Beautiful, 4 Bed, 3 Bath Home
- Updated Kitchen, Stone Countertops
- Double Lot with Wooded Setting

**\$450,000**



### **1283 W. Meisenheimer, Scottville**

- Newly Updated, 4 Bed, 3.5 Bath Home
- Quartz Countertops, Wrap Around Deck
- Nearly 5 Acres, Beautiful Pond

**\$425,000**



### **7023 Abrahamson, Ludington**

- Lincoln Lake Waterfront Home
- 3 Bed, 2 Bath, 2,370 Sq. Ft. Living Space
- Lake Connects to Lake Michigan

**\$429,900**



# Exploring different backyard structures

Designing an ideal backyard space requires forethought and an eye for style. Knowing which features to include in a yard often boils down to what homeowners want to achieve in the space. Will it be a relaxing oasis or a central entertaining focal point?

People often look to various structures to add height and visual interest to outdoor spaces. Homeowners will likely come across structures like arbors, gazebos, pergolas, and even trellises as they wade through the variety of features they can incorporate into backyard plans. Each of these structures can add appeal, but they also can offer shelter from the sun and privacy when enjoying the yard. There are significant differences between each structure, so here's an in-depth look at what sets them apart.

· **Arbor:** An arbor is one of the more simple garden structures. It is usually a frame that is arched or square-cor-

nered. Most homeowners use it as an entryway to a garden or even the front of the home. Those with green thumbs may cover the arbor with climbing and trailing plants. The Spruce says arbors date back to early Egyptian and Roman gardens and were used throughout Europe by the late 16th century.

· **Pergola:** The words arbor and pergola are often used interchangeably, but to suggest the two structures are the same would not be accurate. Pergola comes from the Italian word "pergola," which means "projection." Pergolas were once projected from exterior walls and supported on one side by pillars or columns. Today, arbors are usually freestanding units with two or four posts. Pergolas may be connected on one side to a home or another structure. Some are freestanding units supported by four posts. Pergolas tend to be larger and offer more privacy and shade than arbors.

· **Gazebo:** Gazebos are more defined garden buildings, states the contractor referral site Network. Gazebos are free-standing units that can be built in various shapes. Some are octagonal, others are square. Like a pergola, a gazebo is supported by columns and may have low railings or built-in benches. Gazebos also may have a more solid roof than arbors or pergolas, providing sun and other weather protection. The roof may have added architectural appeal, like a cupola.

· **Trellis:** A trellis is a simple, geometrically-shaped structure that provides a surface for climbing plants. A trellis also may support fruit-bearing trees. Trellis work may be used in conjunction with an arbor or pergola, or be installed on fencing.

Incorporating structures into backyard designs can provide functionality and appeal.

## IN LUDINGTON



**New Purchases • New Construction**  
**Refinance • Bruised Credit OK**

**Low Down Payment**

CONVENTIONAL • USDA • FHA • MSHDA • VA



**metro mortgage**  
A Division of Mortgage I  
NMLS 129386

216 E. Ludington Ave.  
231.425.5555  
Call Anytime  
mmeyer@metromtg.com



*Thalman Construction*

**Specializing In**  
**Custom**  
**Homes**

**845 - 7878**





# DEB STEVENSON

I  
N  
T  
E  
G  
R  
I  
T  
Y



# GREENRIDGE



# SON GROUP

VISIT US DOWNTOWN  
300 S. RATH, SUITE 101

For ALL your  
Real Estate needs,  
call Debby today!

E  
X  
C  
E  
L  
L  
E  
N  
C  
E



# GE REALTY





# Poisonous plants to avoid around the house

Homeowners must consider various factors when choosing plants to display in and around their homes. That's because, despite their beauty, various plants are toxic to humans and animals.

Avoiding potentially poisonous plants can prevent injuries and even deaths. Here's a list of some plants homeowners may want to avoid.

- **Rhododendron:** Rhododendrons produce flower clusters that bloom in the spring. They also produce thick, glossy leaves that thrive in the fall and winter in many areas. If any part of the plant is swallowed it can cause vomiting and potentially slow the pulse.

- **Lily-of-the-valley:** This popular plant grows close to the ground, blooming bell-shaped, sweet-smelling flowers. If large doses of the toxin in this plant are ingested, it can gradually slow the heart down and potentially prove fatal.

- **Dumb cane:** The houseplant dieffenbachia, commonly known as Dumb cane, adds tropical appeal indoors. The

sap of the plant causes the tongue to burn and swell, enough to block off air to the throat. It can be fatal if ingested by both pets and humans.

- **English ivy:** This go-to draping vine looks lovely cascading down from planters or shelving. While its toxins need to be ingested in large amounts to cause problems, English ivy can cause skin irritation, rash and fever, particularly after eating the berries.

- **Bittersweet nightshade:** Bittersweet nightshade grows as a weed on some properties. It's particularly problematic for those who have pets or young kids because of the brightly colored berries it produces. The highest level of toxicity comes from these berries.

- **Foxglove:** According to The Spruce: Decor, foxgloves are among the most toxic specimens commonly grown on landscapes. They are widely coveted for their pink, purple and white bell-shaped flowers that grow in tall spires. They're also deer- and rabbit-resistant,

making them especially popular. However, foxgloves contain potent cardiac glycosides that can be lethal in high doses.

- **Philodendron:** Philodendron are easy to care for and hearty. While not fatal, a bite of philodendron can irritate the skin and cause nausea and swelling of the mouth, throat and tongue. Similar effects occur with Pothos, another common and hearty houseplant.

- **Yew shrubs:** The needlelike leaves of this shrub are toxic to humans and animals, as are the fleshy, bright red berries that grow toxic seeds. Kids may be tempted to pick and consume these bright berries.

- **Palms:** Several different palm trees are poisonous to people and pets. Palms are an overlooked source of poisoning tragedies in warmer climates. Formosa palm, Sago palm, Queen Sago, and Cardboard palm are some of the varieties that can cause issues if ingested or allergic skin reactions if touched.

## coolman-anderson



*realty inc*

#1 in  
Ludington

Serving the area for over 51 years!

*A local name  
you can trust!*

## *Soaring into Spring Sales!*

Call/text one of our friendly, neighborhood Realtors for your Complimentary market analysis

**small office = EXCEPTIONAL PERSONAL SERVICE**

- Honest and fair
- Selling homes faster
- Extensive knowledge of the area
- Small town service
- Energetic and motivated
- Access to national marketing tools



**Vanessa VerStrat**  
(231) 239-5097



**Doug Shoup**  
(231) 510-9838



**Steve Hlady**  
(231) 750-7209



**Pam Huber**  
(231) 690-6724



**Scott Shoup**  
(231) 510-6259

609 east ludington avenue | ludington, mi 49431 | office (231) 843-3491 | [www.coolmananderson.com](http://www.coolmananderson.com)



**THE DIFFERENCE IS  
NEIGHBORHOOD  
EXPERTISE BEYOND  
THE LISTING.**

IS YOUR AGENT A REALTOR®?



REALTORS® are members of the  
National Association of REALTORS®





# Lighthouse Realty

503 S. Rath Ave. • Ludington • 231-845-7500



## *Your Best Connection for RIVERFRONT Real Estate!*

Knowledgeable about rivers & lakes  
Motivated to market your property  
Experienced to close the deal!



**Ingrid Wadel**  
Realtor & Waterfront Expert  
231-301-0646  
ingrid@golighthouserealty.com



**PM River & Ruby  
Creek Frontage!**  
2 Bedroom, 1 Bath Cottage  
Screen Porch - Central Air  
Offered at \$198,500



**Building Site in  
Manistee County**  
Nice 7.7 acre site for  
home or cabin  
Underground electric at road  
Hardwoods & Pines  
Offered at \$50,000

[www.goLighthouseRealty.com](http://www.goLighthouseRealty.com)

published by

**SHORELINE  
MEDIA**  
LUDINGTON DAILY NEWS  
OCEANA'S HERALD-JOURNAL  
WHITE LAKE BEACON

### **Ludington Daily News**

202 N Rath Ave., P.O. Box 340, Ludington, MI 49431  
(231) 845-5181 • (231) 843-4011 fax

### **Oceana's Herald-Journal**

123 State Street, PO Box 190, Hart, MI 49420  
(231) 873-5602 • (231) 873-4775 fax

### **White Lake Beacon**

PO Box 98, Whitehall, MI 49461  
(231) 894-5356 • (231) 894-2174 fax

**Publisher:** Ray McGrew

**VP/CRO:** Banks Dishmon

**Sales:** Monica Evans, Shelley Kovar,  
Jan Thomas, Stacie Wagner

**Graphics:** Judy Lytle, Shanon McDowell,  
Julie Eilers, Robin Moline, Candy Bryant

**News:** David Bossick – Ludington  
Jeff Kiessel – Ludington  
John Cavanagh – Hart  
Amanda Dodge - Hart & Whitehall

© Copyright 2022 Shoreline Media

[www.shorelinemedia.net](http://www.shorelinemedia.net)

# five star\*

REAL ESTATE LEADERS

*So many questions...*



Aging and maintaining a home can be a daunting experience for you, and for those you love.

***You do not need to do this alone.***

## **SPECIALIST IN FAMILY/ELDER TRANSITIONS**

- Providing Knowledge
  - Discovering and Exploring Choices
  - Offering Support and Advocacy

*Schedule a consultation, I am eager to assist.*

**231-233-5674**

513 S. James St., Ludington, MI 49431

**There's a new  
leader in town.**

**five star\***  
REAL ESTATE LEADERS

**Renee Malburg**  
**Associate Broker**  
**reneemalburg@gmail.com**  
**rmlburg.com**







# GREENRIDGE Realty, Inc.

**Mary Jo Pung**  
Associate Broker  
**231-690-1587**



## **11515 N. LOPRETE RD. MANISTEE MI 49660**

4.5 acres and 3 parcels of land included. Stunning home on Lake Michigan located between Manistee and Ludington. 150 ft of private frontage, cathedral ceilings, beam windows overlooking the pristine waters of Lake Michigan. Primary suite on the upper level with a private outdoor balcony, large walk-in closet, private primary bath with separate shower and tub. Field stone wood burning fireplace and more lake views with a walk-out basement that has a large rec room and workout area. Detached 2 car garage. **\$825,000**



## **1542 MARILYN AVE. LUDINGTON, MI 49431**

So many updates to this beautiful home just north of Lincoln Lk in Ludington. Renovated kitchen w concrete countertops, new cabinets & appliances. Primary on main level w updated private bath. Upper level has 2 large bedrooms with jack n jill bath-private sink area for each bedroom and shared tub/stool, all renovated. Lower level has updated rec room with w/b fireplace and a large office, laundry room and beautiful full bath w soaker tub. Full list of updates available. Gorgeous back yard. **\$415,000**

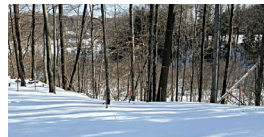
### **509 LAKE ST. LUDINGTON, MI 49431**



Fantastic investment opportunity to own property overlooking Pere Marquette Lake and possibly Lake Michigan. In the heart of the waterfront district of the city of Ludington, this parcel presents so many possibilities. Permitted uses are multi-family residences, professional offices, museums, banks, and so much more. The property is in the Opportunity Zone which could create tax incentive for investors.

**\$328,000**

### **5312 W. RIVERSIDE LANE LUDINGTON, MI 49431**



This beautiful lot is located in Riverview Estates on a cul-de-sac. North of Ludington and south of Hamlin township, the lot has a gentle slope with a pretty view of trees and a stream. Great opportunity for building your new home. Public water and sewer and an ideal location so close to schools, hospital, and Ludington attractions.

**\$59,000**

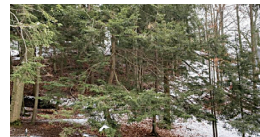
### **1196 N. JEBAY LUDINGTON, MI 49431**



Nicely wooded half acre of land moments away from Ludington State Park and Hamlin Lake. Use your creativity to make this property your own.

**\$65,000**

### **LORRAINE DR. PENTWATER, MI 49449**



Beautiful half acre lot in Duna Vista, only steps away from the association's white sandy Lake Michigan frontage in Pentwater. The association has a gorgeous beach for all the residents, an inground pool, playground, basketball, and tennis courts. Close to quaint Pentwater and all it has to offer.

**\$79,900**

### **2239 S. LAKESHORE DR. LUDINGTON, MI 49431**



176 ft of private Lake Michigan frontage with 3.7 acres. Spectacular Lake Michigan views from this fabulous building site. This property is ready you to come in and create your own dream home with the most amazing views. The building site on Lake Michigan in Pere Marquette township has been cleared and a driveway is in.

**\$339,000**



# Lighthouse Realty

503 S. Rath Ave. • Ludington • 231-845-7500



## LISTING AND SELLING ACROSS THE COUNTIES...



### ***NEW Construction on Lake Michigan***

Sit back, relax and enjoy the amazing lake views. This is your dream home in a private community. Spacious 5 bedroom, 4 bath- 3,100+ sq.ft.  
**Offered at \$834,900**



### **Country Living Plus!**

Sprawling Farm Home  
Possible 5 bedrooms, 4 baths  
Apartment - 3 bedrooms, 1 bath  
10 Acres & Outbuildings  
\$375,000 Call for details



### **Lake Michigan Access**

Nice building lot  
Private Community  
Deeded access w/electric lift  
\$125,000



## **Lois Mitzelfeld Realtor**

**231-510-5065**

**lois@golighthouserealty.com**

### **WHO YOU WORK WITH MATTERS... 14 YEARS OF EXPERIENCE AND KNOWLEDGE**

*Serving you with honesty,  
integrity and professionalism  
I appreciate the opportunity  
to assist you with all your  
Real Estate needs in 2022!*

**www.goLighthouseRealty.com**



# Buying or Selling in 2022?

**Who you work  
with matters...**

**Call your  
Locally Owned  
Leader today!**

**We look forward  
to assisting you.**

**Navigate the  
current Real Estate  
Market with an experienced  
& knowledgeable  
Real Estate Professional  
from the Lighthouse  
Realty Team.**

## Lighthouse Realty

503 S. Rath Ave. • Ludington • 231-845-7500

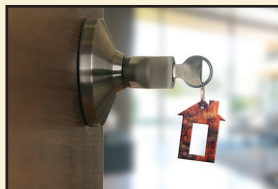
[goLighthouseRealty.com](http://goLighthouseRealty.com)



## *We Deliver Dreams!*



**Buying**



**Selling**



## Homes

**EXPERIENCED • KNOWLEDGEABLE • RESPONSIVE**