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SEPTEMBER 2022



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Ingrid Wadel
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BethAnn Kozicki
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Lois Mitzelfeld
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Random Messeder
231-425-8753



Nathan Sheldon
231-690-0422



Dick Boyd
231-590-1067



Tim Gibson
231-233-7327



Laura Iles
231-907-0873



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
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Rick Randall
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Associate Broker
231-690-5545



6083 Red Pine Court, Ludington \$430,000

Wonderful Home! 3 Bedroom, 2 ½ Bath, Beautiful Kitchen, Sunroom, Finished Basement, 3 Car Garage



6199 Lunette, Ludington \$310,000

4 Bedroom, 2 Bath, Living Room w/Fireplace Full Basement, 2 Garages, Desirable Neighborhood



Larson Road, Free Soil

Prime 40 Acre Parcel,
Groomed Trails Throughout,
Cabin w/Covered Porch,
Storage Shed,
An Abundance of Wildlife

\$175,000



5081 W Rasmussen Rd, Ludington

Spacious 4 Bedroom/2 Bath Home,
Updated Kitchen w/Pantry,
New Furnace and Central Air,
2 Car Garage - Great Location!
Minutes from Ludington

\$250,000



1735 Shoreview Court, Ludington

Quality Built Home!
91 Ft. of Lake Michigan Frontage,
4 Bedroom, 3 Bath,
Finished Lower-Level, 2 Car Garage
Breathtaking Views!!

\$875,000



723 N Lavinia, Ludington

Character Throughout
3 Bedroom, 2 Bath,
2 Car Garage,
Spacious, Corner Lot,
Fenced Yard

\$259,000



4111 N Lanager Rd, Branch

Amazing 80 Acre Parcel
USA Land on 3 Sides,
3 Bedroom Rustic Cabin,
with a Woodstove, Less than
a ½ mile off of Millerton Rd

\$250,000



Emerson Lake Drive, Branch

Beautiful Emerson Lake Lot,
225 ft of Frontage,
Nicely wooded,
Great location – 20 Minutes
East of Ludington

\$89,000

OVER 20 YEARS EXPERIENCE!

Why a pro should always install your gas appliance

Have you purchased a new gas appliance? If so, it *must* be installed by a trained professional. Here's why.

TO PREVENT DISASTERS

Gas leaks present a serious health and safety risk to you and your family and could even be fatal. A professional will ensure that your new appliance is installed properly, allowing you to avoid potentially catastrophic issues.

To have the right pieces

Installing a gas appliance requires specific fittings, pipes and connectors. A professional gas fitter will know exactly what pieces can and can't be used in your home.



TO AVOID BEING HELD LIABLE

Trained and licensed gas fitters and master plumbers carry their own insurance. This means you won't

be financially responsible if something goes awry during the installation.

In many cities, installing your own gas appliance is

also illegal. Overall, it's always best to hire a gas fitter or master plumber to hook up appliances that run on gas.

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7337 W. M116, Ludington

- 3 BR, 4 BA, Maple Floors, Sauna, FP
 - 1 Acre, Close to Lake Michigan
- \$400,000**



W. Fox Farm, Manistee

- Majestic Lake Michigan Views
 - 10 Acres, 249 Feet on Lake Michigan
- \$440,000**



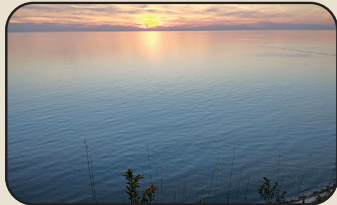
208 S. Robert #11, Ludington

- 3rd Floor, 3 BR, 2 BA, 2 Sides FP
 - Car Ferry & Waterfront Park View
- \$389,000**



501 Resseguie, Ludington

- 3 Bed, 1.5 Bath, Brick Ranch
 - Full Basement, FP, Fenced Yard
- \$219,500**



S. Lakeshore Dr., Ludington

- 238 Feet on Lake Michigan
 - 6.4 A to Build Your Dream Home
- \$460,000**



1283 W. Meisenheimer, Scottville

- Updated 4 Bed, 3.5 Bath Ranch
 - Quartz Counters, 4.6 Acres, Pond
- \$369,900**



Hawley, Custer

- 660 Feet of Frontage on Eden Lake
 - 40 Acres, Private All Sports Lake
- \$300,000**



C, D, E & Sunset, Pentwater

- 74 Lots in Nagasaki Park
 - Between Lake Michigan & Bass Lake
- \$175,000**



704 Lakeview, Ludington

- 2 Blocks to Lake Michigan Beach
 - 2 Bed, 1 Bath, 3 City Lots
- \$359,000**



6164 Logger's Lane, Ludington

- 100 Feet of Hamlin Lake Frontage
 - Survey & Preliminary Site Plan Avail
- \$79,800**



5365 W. Rasmussen, Ludington

- 3 Beds, 2 Baths, Central Air
 - Fenced Yard, Finished Garage
- \$249,900**



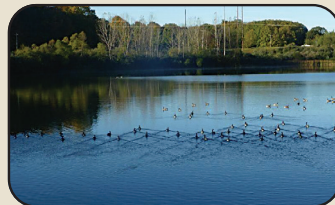
5500 N. Meyers, Ludington

- 55 Acres Prime Deer Habitat
 - Farmhouse, Several Outbuildings
- \$400,000**



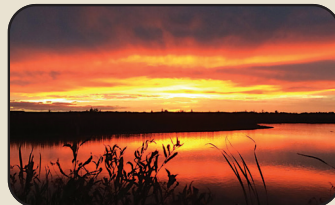
703 E. Dowland, Ludington

- 22 BR, 1 BA, 1200 +/- Square Feet
 - Nice Floor Plan, Freshly Painted
- \$134,900**



331 S. Brye, Ludington

- Fabulous Waterfront Building Site
 - 1.5 Acres, 168 Feet on Lake Rose
- \$69,900**



M-48 Pickford (U.P.)

- 200 Acres of U.P. Hunting Land
 - 9 Ponds, Heavy Waterfowl Habitat
- \$188,000**



209 S. Main, Scottville

- 2 A, Extensive Parking, Showroom
 - Needs Partial Demo & Rehab
- \$189,000**

MOVING SOON TO A NEW LOCATION...111 E. LUDINGTON AVE., LUDINGTON

How to keep your appliances running like new

If you've recently purchased new appliances, you may be wondering how to make sure they continue to run. Here's what you need to know.

REFRIGERATOR

Don't pack your fridge too full, as this can block airflow and make the components work harder than necessary. You should also vacuum the compressor and wipe the door gasket with soapy water at least twice a year.

STOVE AND OVEN

Keep the oven clear of food buildup by periodically running the self-clean feature or manually scrubbing it down. Keep electric coils or gas elements clean and avoid dragging your pots and pans over glass-ceramic cooktops. Wash the surface regularly with warm, soapy water or a special cleaner.

DISHWASHER

Always rinse your dishes before putting them in the dishwasher. If there's a filter, make sure to clean it regularly so it doesn't get

clogged with food particles. Once a month, run it on empty with vinegar to keep it clean.

WASHER

Never overload your washing machine and make sure to empty clothing pockets so the drum doesn't get damaged. Run a monthly cleaning cycle with hot water and vinegar. Always keep the door open after a wash to allow the interior to completely dry.

DRYER

Clean the lint trap af-

ter every cycle and wash it monthly to make certain the filter doesn't get clogged. At least once a year, get your dryer ducts professionally cleaned. This will ensure that your machine runs smoothly and decrease the risk for house fires.

To find out more about how to take care of your specific appliance, be sure to consult your owner's manual. Though these tips are a great start, they shouldn't replace the care instructions provided by the manufacturer.



DIY or don't: tips for your next home renovation

While a number of home projects can be completed by the average DIYer, others should be left to the professionals. When deciding whether you should do it yourself or delegate, ask yourself these questions:

DO I HAVE THE SKILLS?

If you can't confidently say that you know what you're doing, hire a professional.

DO I HAVE THE TOOLS?

If the job requires special gear, think twice. Purchasing equipment is expensive and certain power tools and machines may not be easy to use for a novice.



DO I HAVE THE TIME?

You may be capable of completing the renovation, but if it takes too much of your personal time, it may

not be worth it.

In general, cosmetic upgrades can be successfully completed by those without much experience. How-

ever, any renovation that involves plumbing, electrical work or the structure of your home, should be left to the professionals.

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704 W. FILER ST.

3 Bed/2 Bath • \$599,999

Lovely Cape Cod home offers a bonus room & views of the marina. You will find high end finishes throughout. Walk to dining, shopping & parks!



526 N. DENNIS ROAD

3 Bed/3 Bath • \$439,900

Breathtaking log home with extended sitting porch. Located on 10+ acres, you can enjoy the pond, creek, and fruit trees.



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3389 N Lakeshore Dr, Mears

4 bed, 3 bath, 2 story home in Juniper Beach Association
75 ft private Lake Michigan water frontage
Expansive primary bedroom, Lake MI water views,
Full finished walk-out lower level, 1 car attached garage



\$2,400,000

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508 N Lakeshore Dr, Ludington

3 bed, 1.5 bath, bungalow, City of Ludington water views, high ceilings, custom cabinetry, incl. most furnishings, 2 car detached garage, 100 yds to Stearns Park/Lake Michigan beach



\$980,000

5501 Otter Ridge Dr, Ludington

3 bed, 3 bath, quad level on Hamlin Lake
125 ft private Hamlin Lake water frontage
Open floor plan, 2 car attached garage,
multi-level decks, dock & boat lifts



\$219,900

RESIDENTIAL

322 N Delia St, Ludington

3 bed, 1 bath, City of Ludington
Full basement, 2 car attached garage,
Close to downtown shopping, restaurants,
marinas, Lake Michigan beach & more!



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(231) 845-3500
jimv@westshorebank.com



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



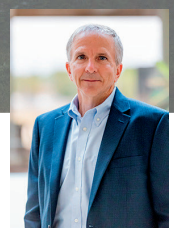
DARYL PIECZYNSKI
Mortgage & Consumer
Lending - Manistee
MLO#770856
(231) 723-1800
daryl@westshorebank.com



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
darlaj@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



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Business
Frankfort
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Small home? Maximize your living space!



Is your home feeling cramped? Before you consider an addition, here are some ways you can maximize the space you have.

REPURPOSE SPACE

Many people have parts of their home that are underused. Consider turning the attic into a guest room, a storage space into an office or a closet into a reading nook for the kids.

DESIGN VERTICALLY

Use vertical space to free up more room. A loft bed in a kid's bedroom provides space for a desk underneath. And shelving units can hold lots of items without taking up a ton of floorspace. You can even install

a shelf above the bathroom door to store toilet paper and cleaning supplies.

HEAD OUTDOORS

An outdoor living room allows you to gain extra square footage without sacrificing indoor space. You may not be able to use it year-round, but you'll undoubtedly appreciate it in warmer months. Install a firepit or outdoor heaters so you can keep using it once the weather gets colder.

If you live in a small home, it's also important to think carefully about what you own. By purging what you don't use, you'll free up extra room.



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4637 S. LAKESHORE DR. LUDINGTON, MI 49431

209' of private Lake Michigan frontage with approx. 3 acres in an awesome location between Ludington and Pentwater. Home has spectacular views of the big lake, especially sunsets. The home has 2944 sq ft living space with lots of gathering options. Upper floor has 4 bedrooms and 1.5 baths. Primary has private half bath. Main level has a bedroom/office plus another full bath and another half. Attached 24x40 garage plus an awesome 30x40 out-building where antique cars were displayed.

\$879,000



5451 E. MILLERTON RD FOUNTAIN, MI 49410

A beautiful and peaceful 3 acres in NE Mason County. This country home has many modern touches, and has easy one-level living. Nice, updated kitchen with stainless steel appliances. Newer flooring and fresh updates throughout. Living room has sunset views. A 3 car detached garage (partly used now as a gym), and 2 decks overlooking the rolling hills of your large back yard that is fenced. This yard would be perfect for a pool. Shed and basement for storage. Close to public land, Round Lake and Ford Lake, and under 3 miles to Fountain, which has a post office and convenience store. The property has agricultural fields on the west and south sides.

\$229,900

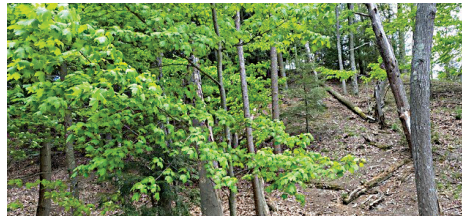
5312 W. RIVERSIDE LN., LUDINGTON, MI 49431



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

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

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

3 things to consider before building an addition

Do you love your home but wish you had a little more living space? If you're thinking about building an addition, here are some things to consider before you break ground.

1. WHAT YOU'RE ALLOWED.

Most municipalities require you to obtain a permit if you intend to build an addition. Also, you may need to abide by their regulations concerning how large the new part of your home can be and how far from the edge of your property it can reach.

2. YOUR BUDGET.

Building an addition is pricey, but it may cost less than moving altogether. When making your budget,



be sure to leave a little wiggle room for extra expenses that may come up.

3. THE TEAM YOU'LL HIRE.

Building an addition isn't something most people can

do themselves. You'll need to hire an architect as well as various contractors (or a general manager who'll be responsible for overseeing the whole project).

One final thing: building an addition is a huge project that will undoubtedly overtake your home. If possible, it may be a good idea to move out while it's under construction.

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6401 N Beech Lane

Hamlin Lake views! Turn key 3 Bedroom, 2 Bath home/cottage. 3 Season room, Deck & Garage. New roof/gutters in 2020. Close to boat launch.

\$399,000



17 Koenig Rd

5 Bedroom, 2 Bath solar home. Updated kitchen cabinets, granite and stainless appliances. Stone fireplace. Generator. 24x32 heated garage. 1+ acre lot.

\$229,000



1441 W US10

Wonderful 3 Bedroom, 1 1/2 Bath home. Hardwood flooring, granite counters and fresh paint! Nicely landscaped 1/2 acre lot, deck and 2 car attached garage.

\$229,000



6511 Summit Retreat Drive

Discover waterfront living in this NEW Lake Michigan home! Spacious 5 bedroom, 4 bath with walkout level. Wraparound, elevated deck. Electric lift to the water. Stunning sunset views!

\$834,900



5098 Main St-Onkama

8 Unit apartment building with views of Portage Lake! 6-2 BR & 2-1 BR. Electric heat, fresh exterior paint and new roof. Full basement. Coin operated laundry. Off street parking.

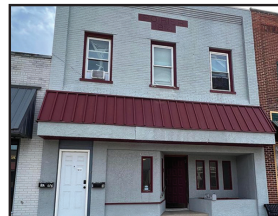
\$679,000



v/I Fountain Road

Prime hunting or recreational property! 19 1/2 acres with trees, open land and food plot. Frontage on 2 roads.

\$89,000



133 S Main-Scottville

Commercial building located in downtown. 1,400 sq.ft. of main level space with 2 upper level apartments. Full basement.

\$149,000



3738 N Lakeshore Dr

Hamlin Lake Views! Fabulous 3 bedroom, 2 bath home, cottage or rental. Large, elevated deck. Storage. Easy lake access.

\$299,000



8197 N US 31

2 Homes! Great opportunity to live in one and rent the other. Nicely updated 2 Bedroom, 1 Bath and a 3 Bedroom, 2 Bath manufactured ranch. 264 x 175 lot.

\$212,000

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