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



## **1735 SHOREVIEW COURT, LUDINGTON**

This beautiful home has 91 ft of private Lake Michigan Frontage and Breathtaking Views! Sit and relax on the spacious deck and enjoy the Stunning Lake Michigan sunsets! This quality built 4 bedroom, 3 bath home has a comfortable floorplan with a great room with floor to ceiling windows and fireplace, master bedroom suite, sunroom, finished lower-level and main floor laundry. Completely furnished and move-in ready.

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### **306 E. Foster, Ludington**

- Wonderful 5 Bed, 2 Bath Home
- New Kitchen, Gar, Fenced, Nice Patio

**\$259,900**



### **W. Fox Farm, Manistee**

- Majestic Lake Michigan Views
- 10 Acres, 249 Feet on Lake Michigan

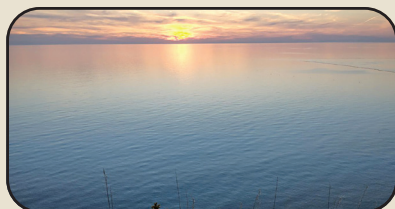
**\$440,000**



### **703 E. Dowland, Ludington**

- 2 Bed, 1 Bath, 1200 +/- Square Feet
- Nice Floorplan, Fresh Paint

**\$134,900**



### **S. Lakeshore Dr., Ludington**

- 238 Feet on Lake Michigan
- 6.4 A to Build Your Dream Home

**\$460,000**



### **2611 W. Hansen, Ludington**

- 3 Bed, 2 Bath Ranch on 1.65 Acres
- Beautiful Secluded Country Setting

**\$180,000**



### **Old Freesoil Rd., Manistee**

- 278 Feet on Lake Michigan
- 3 Acres with Amazing Views

**\$548,000**



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

- Updated 4 Bed, 3.5 Bath Ranch
- Quartz Counters, 4.6 Acres, Pond

**\$398,900**



### **C, D, E & Sunset, Pentwater**

- 74 Lots in Nagasaki Park
- Between Lake Michigan & Bass Lake

**\$175,000**



### **6164 Logger's Lane, Ludington**

- 100 Feet of Hamlin Lake Frontage
- Survey & Preliminary Site Plan Avail

**\$79,800**



### **101, 102 & 103 S. Main, Scottville**

- 3 Connected Storefront Buildings
- Great Business Potential

**\$129,000**



### **331 S. Brye, Ludington**

- Fabulous Waterfront Building Site
- 1.5 Acres, 168 Feet on Lake Rose

**\$69,900**



### **2614 E. Sugar Grove Rd., Custer**

- 2 Bed, 1 Bath Ranch Home
- Wooded 2 Acres, Wrap Around Deck

**\$65,000**



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**Kevin Leavitt - Broker/Owner**

**231.845.7277**

*"Kevin was professional and helpful during the entire process of buying my new home in beautiful Ludington, Michigan. He is what I consider a 'full service realtor,' as he was helpful in ways beyond what I expected when I visited the area from out of town. I would zealously recommend him and everyone at Century 21 Bayshore Real Estate."*

- Amy Smith Bennett



**Lynne Mattice - Realtor<sup>®</sup>**

**231.907.9033**

*"Although the property that Lynne sold for me was probably a very small commission for her, she put the same effort into the sale as she would have for a million dollar property. I live three hours from the home, and she made the selling process very convenient for me. I would recommend her to anyone in her surrounding area."*

- Ryan Roberts



**Brian Mulherin - Realtor<sup>®</sup>**

**231.690.0872**

*"Brian listened. He answered when I called or promptly returned phone calls. I was never left hanging, was always available. Brian is a strong advocate for his clients. He goes the extra mile. Brian is an exceptional person as well as a real estate agent."*

- Ken, Ludington



**Michelle Anderson - Assoc. Broker**

**231.510.1058**

*"Michelle Anderson was amazing to work with. We received excellent guidance from her. Michelle was exceptional in her local knowledge and negotiations ability to sell our executive home. I would highly recommend her to anyone needing a realtor to buy or sell."*

- Nancy D



**Cindy Papes - Assoc. Broker**

**231.852.0116**

*"Cindy Papes is a very professional, knowledgeable, friendly real estate agent in our busy community."*

- Sheila Kowatch, Ludington, MI



**Mike Healy - Realtor<sup>®</sup>**

**231.690.7834**

*"Mike Healy did an amazing job helping my family find the perfect home."*

- David Holden



**Debbie Bush - Assoc. Broker**

**231.852.0117**

*"Debbie came highly recommended by close friends who had used her for their own sales. Let me say she was beyond amazing! We live out of state but she kept us up on everything through the whole process and was very knowledgeable and personal."*

- M. Evans, Plainfield, IN



**Parker Rey - Realtor<sup>®</sup>**

**989-350-9788**

*Fun Fact: Parker had an extensive hockey career in the U.S. & Canada. He enjoys giving back to the community as the LHS head hockey coach and by volunteering for the WestShore Wolves Youth Hockey Program. Parker would love to meet you and find out how he can help with your real estate needs.*



**J.P. Duvendeck - Realtor<sup>®</sup>**

**231.907.5757**

*"It all went great and JP stayed on top of everything! I would recommend JP to anyone looking in the area!"*

- Simon, Ludington



**Peri Lundberg - Realtor<sup>®</sup>**

**231.590.0711**

*"My husband and I have worked with Peri on other buying and selling of homes. She is always so helpful and patient with us. Highly recommend!"*

- Doris Silver



**Kelly Smith - Realtor<sup>®</sup>**

**231.233.2227**

*"It was a great experience. I will be using Kelly Smith again in the future. He makes it fast and easy and he's very professional."*

- Nick Ashbaugh, Croton, Michigan



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### \* Featured Property \*

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704 W. FILER ST.

3 Bed/2 Bath • \$690,000

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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# GE REALTY





## Making your dream home: Advice for the would-be builder



Are you thinking about building your own home? While there are many advantages of designing a space that works for your family in every way, here are some things you should consider before breaking ground.

### LOCATION

Do you want to live in the city or suburbs? If so, it may be hard to find an unoccupied plot. In this case, you may need to look further away from your desired location in order to find land where you can build.

### BLUEPRINTS

If you build the house in a subdivision, you may be able to use pre-made builder's plans. However, for a more customized home, you'll need to hire an architect instead.

### LIFESTYLE

When making design choices, it's important to think about how you plan to use the house both now and in the future. For example, a steep set of stairs may not seem like a big deal right now, but they may prove difficult if you choose to raise a family or grow old in your home.

If you do decide to build, remember that the home will eventually need to be sold. For this reason, it's a good idea to make design choices that aren't so luxurious that you'll be priced out of the area or that are so quirky that other people won't want it.

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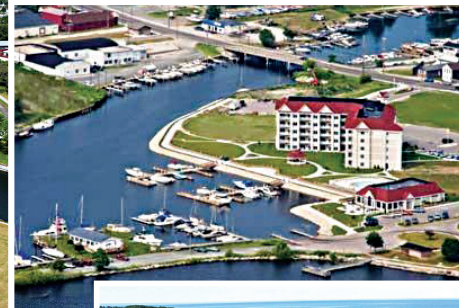
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**Welcome to Pere Pointe Village overlooking  
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Team Buck has 3 stunning condos available! 233 Lakeside Dr.,  
243 Lakeside Dr. & 244 Lakeside Dr. - Boat slips available.

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  - Discovering and Exploring Choices
  - Offering Support and Advocacy

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Associate Broker  
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[rmalburg.com](http://rmalburg.com)







# GREENRIDGE Realty, Inc.

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



## **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 outbuilding where antique cars were displayed. **\$879,000**

.....



## **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**

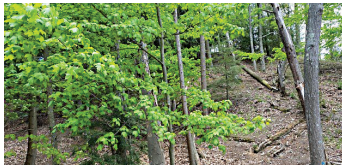
### **5312 W. RIVERSIDE LANE LUDINGTON, MI 49431**



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**

### **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**

### **256 BIRCHWOOD DR. MANISTEE, MI 49660**



3 bed 2 bath home with attached garage just minutes away from Lake Michigan access and just North of Manistee. Master suite, open floor plan and quiet setting. Ride your bike or walk to the beautiful sandy beach. This home makes a great cottage for a summer getaway or year round living. A short walk to Orchard Beach Park.

**\$199,000**

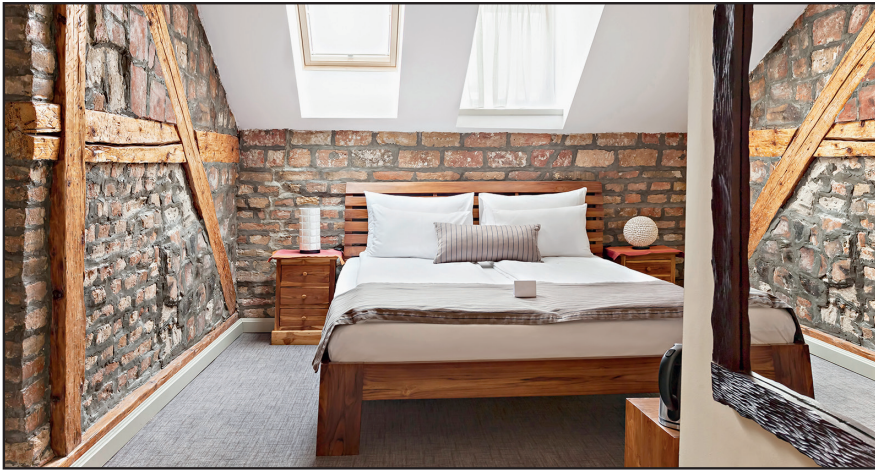
### **1439 LENDALE, LUDINGTON, MI 49431**



Juniper Hills is a fan favorite location in Ludington! Just a bike ride to Lake Michigan and the Ludington Schools, and a short walk to Cartier Park, Lincoln Lake, the soccer fields and St Simon. A great 4 bedroom, 2 bath home in a wooded neighborhood. Living room has a gas fireplace, kitchen is spacious with newer appliances and an eating area that opens to a patio in the back yard with lots of beautiful landscaping.



## 6 creative ways to use your attic



Are you thinking about converting your attic into usable living space? If so, here are six things you may want to do with it.

### 1. A MASTER SUITE

The sloped ceiling is perfect for creating a comfy bedroom you'll love to curl up in.

### 2. AN OFFICE

If you work from home, the attic is likely isolated enough from the rest of the house to provide you with a distraction-free work space.

### 3. A PLAYROOM

If you don't have a basement, let the kids use the attic as their space to hang out, study and play.

### 4. A LUXURIOUS BATHROOM

Do you need another bathroom in your busy household? If so, converting your attic may be the solution.

### 5. A YOGA OR MEDITATION SPACE

If you yearn for a quiet space to call your own, use the attic to create a relaxing at-home studio.

### 6. A GUEST SUITE

Give your guests a quiet space to relax when they come to visit. If you have the room for it, you could even install an adjoining bathroom.

In short, with a little imagination, your attic can be used to create almost any type of room. Just make certain to adequately insulate the walls and to install a staircase. This ensures that the space will be comfortable and accessible for the entire family.

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## Stunning Horse Farm on 70 Acres!



### 212 W Hoague Road

Professional facility that includes 22 horse stables, a riding arena, tack room, offices, 36 dog kennels and restrooms. For your comfort, enjoy the three bedroom, three full bath home with main floor laundry, three stall attached garage and one hundred year old southern pine floors. The in-law suite is perfect for rental or company overflow and has porcelain floors, central air, kitchen, laundry and its own private entrance. The grounds are beautifully landscaped with a pond, underground sprinkling and beautiful drive leading to the stables. Amazing property with unlimited potential!

**\$999,999**



## Explore Lake Michigan Living!



### 6511 Summit Retreat Drive

This amazing waterfront home offers 5 bedrooms, 4 baths PLUS lake access via the electric lift. Spacious deck to enjoy panoramic views and stunning sunsets. Home boasts beautiful tongue & groove Cherry wood. Over 3,100 sq.ft. plus walkout lower level. Private 7.3 acre lakefront community. Convenient to Ludington and Pentwater.

**\$834,900**



### 704 N Rowe St

Top to bottom renovation on this 3 bedroom, 1 1/2 bath home. Great location. Nice city lot with alley access. Storage shed w/cement floor.

**\$209,000**



### 8905 Budzynski Rd

4 acre country setting with 4 bedroom, 2 bath home. Complete renovation from 2019 to present. Open floor plan, Large garage & deck.

**\$229,000**



### 8657 N Democrat St.

Renovated Country Living! 2 1/2 acre lot with updated farmhouse. 4 bedrooms, 2 baths. Wood floors. 24x32 garage w/cement floor.

**\$199,000**



### 3738 N Lakeshore Dr

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

**\$309,000**

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