

# **140 E Gull Lake 3 Augusta, MI 49012 \$799,000**

For additional information contact Michigan Lakes Team, Inc.  
Phone: 269-663-7700 (Toll Free: 877-525-3832).

**MLS number** 22036102

**Price** \$799,000.00

**Address** 140 E Gull Lake 3 Augusta, MI 49012

**Approx. Lot Size** 175X73.5X138.5X8.7X49.4X51

**Water Description** Gull Lake

**Area Desc** Greater Kalamazoo - K

Vacant/homesite #3, offering 73.5 feet of sandy lake frontage on 2,030-acre all sports Gull Lake. The lot is partially wooded with a gentle slope to the water's edge, has a steel seawall and offers exceptional lake views. The lot has an average depth of 181 feet, an average width of 67 feet and is .25 acre in size (10,773 sq. ft.). Homes will start at 2,500 square feet above grade and upwards of 3,000+/- square feet including bonus space above the garage and up to an additional 1,000 square feet in the lower level. Utilities available at the roadway include cable, electric, telephone, natural gas and public sewer. Homesite 3 is one of three available to develop with exclusive builder American Village Builders and Architect, Visbeen Architects. Gull Lake is considered the most sought-after

**For additional information, contact Michigan Lakes Team, Inc. Phone: 269-663-7700 (Toll Free: 877-525-3832)**

Listing Courtesy of Ryan T Johnson, Michigan Lifestyle Properties / Gull Lake Realty

All information contained herein should be deemed reliable but not guaranteed, all representations are approximate, and individual verification is recommended. Real estate listings held by brokerage firms other than Michigan Lakes Team, Inc. are included and detailed information about them includes the name of the listing broker. Broker should verify all information.