

V/L Blain Island | Waterford, MI 48329



LAKEFRONT LOT

**FOR
SALE**
OFFERED AT
\$ 899,900

- Lakefront Property
- Lotus Lake / All Sports
- 100' Lake frontage
- Great views of Lake
- .44 Acres
- Beautiful Walk-out Site
- Surrounded by 100 yr old tress
- Located on Blain Island
- City Sewer at Street
- City Water at Street
- Zoned: Residential

For more information: **Wilhelm & Associates (248) 625-9500** | www.wilhelmrealtors.com



00 Blain Island, Waterford Twp, Michigan 48329

MLS#: **20251008138**
 P Type: **Land**
 Status: **Active**

Area: **02131 - Waterford Twp**
 DOM: **N/10/10**

Short Sale: **No**
 Trans Type: **Sale**
ERTS/FS

LP: **\$899,900**
 OLP: **\$899,900**



Location Information

County: **Oakland**
 Township: **Waterford Twp**
 Mailing City: **Waterford**
 Side of Str:
 School District: **Waterford**
 Location: **Williams Lake & Maceday Lake Rd**

Waterfront Information

Water Name: **Lotus Lake**
 Water Facilities: **Direct Water Frontage, Lake Front, Lake Pri**
 Water Features: **All Sports Lake,**
 WaterFront Feet: **100**

Lot Information

Acreage: **0.44**
 List \$/Acre:
 Min Lots/Acre:
 Lot Dim: **100 x 200 x 100 x 200**
 Road Front Feet:
 Zoning: **Residential**

Land Contract Information

Land DWP:
 Land Int Rate: **%**
 Land Payment:
 Land Terms:



Contact Information

Name: **THOMAS WILHELM**
 Phone: **(248) 891-1000**

Additional Information

Internet Avail:
 Mineral Rights:
 Sqft Min Lot:
 Survey:
 Irrigation:
 Perk:

Recent CH: **06/13/2025 : New : ->ACTV**

Listing Information

Listing Date: 06/13/25	Off Mkt Date:	Pending Date:	MLS Source: REALCOMP
Restrictions:	ABO Date:	Contingency Date:	BMK Date:
Directions: Williams Lake Road to Macey Drive, Right on Whitfield, Left on Terrell Street, Right on Blain Island Drive	Protect Period: 365	Exclusions:	Originating MLS# 20251008138
Terms Offered: Cash, Conventional		Short Sale: No	Possession: At Close

Features

Site Desc: Cleared, Level, Possible Walkout, Water View	Road Frontage: Paved
Water Source: Water at Street	Sewer: Sewer at Street

Legal/Tax/Financial

Property ID: 1306276004	Restrictions:	Ownership: Standard (Private)
Tax Summer: \$2,445	Tax Winter: \$879	Oth/Spec Assmnt:
SEV: 82,410.00	Taxable Value: \$62,140.00	Existing Lease: No
Legal Desc: T3N, R9E, SEC 6 PART OF NE 1/4 BEG AT PT DIST W 727 FT & S 71 FT & S 66-10-00 E 100 FT & S 15-00-00 W 110 FT FROM NE COR OF SE 1/4 OF NE 1/4, TH S 65-30-00 E 200 FT, TH SLY ALG SHORE OF LAKE 100 FT, TH N 65-30-00 W 182 FT, TH N 15-00-00 E 100 FT TO BEG 0.4 A W104D		

Agent/Office Information

List Office:	List Office Ph:
List Agent:	List Agent Ph:
Co-list Agent:	Co-list Agent Ph:

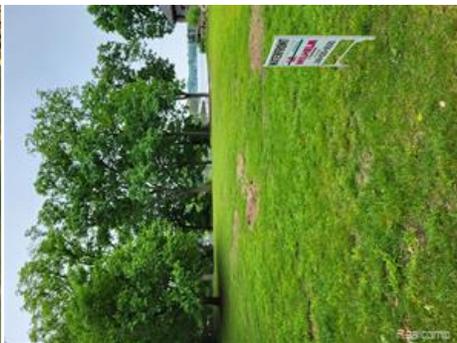
Remarks

Public Remarks: **LAKEFRONT LOT 100' Waterfrontage on ALL SPORTS LOTUS LAKE, Beautiful Walk-Out Site, .44 Acres located on Blain Island in a peaceful setting surrounded by 100 year old trees. Great view of Lake. Just in time for boating season and Michigan summers, this clean and fresh Waterfront lot awaits your Buyer!!!! City Water & Sewer are at the street! Lot Size is 100 x 200 x 100 x 200.**

REALTOR® **BATVAI**
 Remarks:

Notices and Disclaimers

1. Through this platform, users MUST NOT IN ANY WAY: (i) make offers of broker compensation; (ii) disclose broker compensation; (iii) represent brokerage services are free or available at no cost unless no financial compensation from any source will be received; or (iv) make any concession limited to or conditioned on the retention of or payment to another broker or representative. ANY DISCOVERED VIOLATION OF THE FOREGOING SHOULD BE IMMEDIATELY REPORTED BY THE DISCOVERING PARTY TO REALCOMP II LTD FOR APPROPRIATE ACTION.
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00 Blain Island





SELLER'S DISCLOSURE STATEMENT
VACANT LAND
NORTH OAKLAND COUNTY BOARD OF

Property Address CO Blain Island Waterford MI
Sidwell Number(s) 1306276004

PURPOSE OF STATEMENT:

This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architectural engineering or any other specific areas related to the construction or condition of the improvement, if any, or to the property.

INSTRUCTIONS TO THE SELLER:

(1) Fill in ALL blanks. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if necessary. (4) Complete this form by yourself or with legal counsel. (5) If some items do not apply, write N/A (non-applicable). If you do not know the facts, write UNKNOWN.

SELLER'S DISCLOSURE:

The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller hereby makes the following representations based on the Seller's knowledge at the signing of this document. The Seller authorizes their agent to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

PROPERTY CONDITIONS, IMPROVEMENTS AND ADDITIONAL INFORMATION:

- 1. Well currently [] EXISTS [X] DOES NOT EXIST. If in existence: Well Depth _____; Well Diameter _____; Age of Well _____; Repair history _____
2. Septic tanks/drainfields currently [] EXIST [] DOES NOT EXIST. If in existence: Septic tank size _____; Drain field size _____; Was special engineering required at initial installation: [] YES [X] NO [] UNKNOWN. Date septic last pumped _____
3. Features of the property shared in common with adjoining owners, such as walls, fences, roads, driveways whose use or responsibility for maintenance may have an effect on the property: [] YES (please list below) [] NO [] UNKNOWN. If answer to number 3 is YES please list specifics here _____
4. Any encroachments, easements, "common areas" (pools, walkways or other areas co-owned with others?) [] YES [X] NO [] UNKNOWN
5. Any known zoning violations or non-conforming uses? [] YES [] NO [X] UNKNOWN
6. Has there been any settling, flooding, drainage or grading problems? [] YES [] NO [X] UNKNOWN
7. Has there been any damage to the property due to fire, wind or landslides? [] YES [] NO [X] UNKNOWN
8. HAZARDOUS WASTE: Seller represents that the soil and groundwater are free from any toxic and/or hazardous materials including asbestos, PCB, pesticides, herbicides and any other materials currently deemed toxic by the United States Environmental Protection Agency (EPA) as of the date of signing of this document. Further, seller represents that it will not permit the storage of any toxic and/or hazardous material, as described above, in, around or on the site now, or at any future time, and they will save purchaser harmless from any actions which may result in connection with the toxic and/or hazardous materials as they relate to the property. If the answer is YES to any of these, please attach an explanation. UNKNOWN
9. Is the property controlled in any manner by a Homeowners or similar association? [] YES [X] NO [] UNKNOWN
10. Has the property, or any portion thereof, been designated as "wetlands" by the DNR or any other governmental agency agency or municipality? [] YES [] NO [X] UNKNOWN
11. Has any woodland or other ordinances been violated? [] YES [] NO [X] UNKNOWN

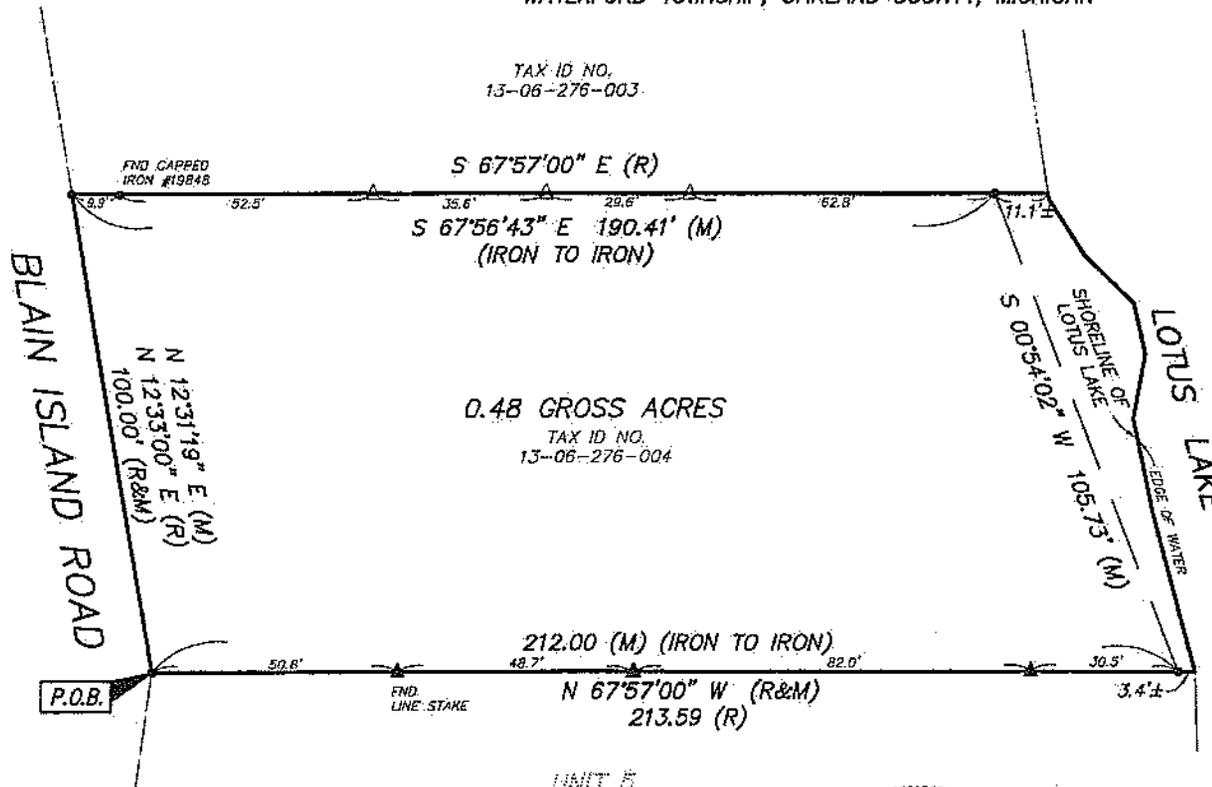
The Seller has owned the property since 1986 (date) and makes representations since that date. The Seller has indicated above the history/condition of all items based on that information known to Seller. If any changes occur from the date of this form prior to closing, the Seller will immediately disclose the changes to Broker and/or purchaser. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's agent.

Seller signature: Mary Smith, DATE: 8-22-17
PURCHASER _____ DATE _____
SELLER _____ DATE _____
PURCHASER _____ DATE _____

DISCLAIMER: This form is provided as a service of the North Oakland County Board of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The North Oakland County Board of REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.

SKETCH OF SURVEY
 PART OF THE NORTHEAST 1/4 OF SECTION 6, T3N-R9E
 WATERFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

TAX ID NO.
13-06-276-003



0.48 GROSS ACRES

TAX ID NO.
13-06-276-004

UNIT 5
 BLAIN ISLAND CONDOMINIUM
 (SUBDIVISION PLAN 873)

TAX ID NO.
13-06-276-014

LEGEND

- - IRON SET
- - IRON FOUND
- △ - SET LINE STAKE
- ▲ - FND LINE STAKE
- (M) - MEASURED
- (R) - RECORDED



0 15 30
 SCALE: 1" = 30'

**LEGAL DESCRIPTION: AS PROVIDED
 (PER LIBER 9528 P. 565)**

A parcel of land described as Town 3 North, Range 9 East, Section 6, part of Northeast one-quarter beginning at point distant West 727 feet and South 71 feet and South 66 degrees 10 minutes 00 seconds East 100 feet and South 15 degrees 00 minutes 00 seconds West 110 feet from Northeast corner of Southeast one-quarter of Northeast one-quarter; thence South 65 degrees 30 minutes 00 seconds East 200 feet; thence Southerly along shore of Lake 100 feet; thence North 65 degrees 30 minutes 00 seconds West 182 feet; thence North 15 degrees 00 minutes 00 seconds East 100 feet to beginning.

LEGAL DESCRIPTION: (AS-SURVEYED)

Part of the Northeast 1/4 of Section 6, T3N-R9E, Waterford Township, Oakland County, Michigan being more particularly described as: BEGINNING at the Northwest corner of Unit 5 of "BLAIN ISLAND CONDOMINIUM" Subdivision Plan No. 873 as recorded in Oakland County Register of deeds; thence N 12°31'19" E, along the East line of Blain Island Drive, 100.00 feet; thence S 67°56'43" E, 190.41 feet to an Intermediate Traverse Line; thence along said line, S 00°54'02" W, 105.73 feet to a point on the North line of said Unit 5; thence along said North line, N 67°57'00" W, 212.00 feet to the POINT OF BEGINNING. Said Parcel includes all lands lying east of the Intermediate Traverse Line and the shore of Lotus Lake. Parcel contains 0.48 gross acres and is subject to easements and restrictions of record, if any.

NOTES:
1. NO TITLE WORK AVAILABLE AT THE TIME OF SURVEY.



MERIDIAN
 LAND SURVEYING

300 E. FIRST ST. - STE 200
 FLINT, MI 48902
 TEL: 810-339-6605
 gmcardle@meridians.com

DATE: 07-21-2016

FLD/OFC: GMM/DSS

JOB No. 2016043

SHEET: 1 of 1