

# Cross Property Client Full

## Vacant Land Property



MLS#: **160783** Status: **ACT** Area: **14** Type: **RES** L/Price: **\$200,000**  
Address: **113 EDGEWATER Drive** Lot#: O/Price: **\$200,000**  
City: **North East** Zip: **16428** Sub: Zoning: **R-2**  
Municipality: **North East Township**  
Co Index: **[37-013-025.0-213.00](tel:37-013-025.0-213.00)**  
Co Index 2:  
Ap LotSz: **110x270** SqFt: **29699/PLANS** Acreage: **0.68**  
Schools: **NORTHEAST**

**GENERAL INFORMATION**  
Lot Desc: **FLAT, LKACSS, LKVIEW, REMARKS**  
Pres Use: **Vacant**  
Best Use: RR Sdng:  
ExStruct: /  
Site Study: **N** Restrct:  
Easemnt:  
Audio/Video Rcrd Device on Premise: **No**

WoodedAcres:  
ClearAcres:  
Mineral Rts:  
Gas/Oil Lse: **NO**  
Survey: **Y**  
Wetland Study: **Y**

### AVAILABLE UTILITIES

Electric: Water: **PUBLIC** Septic:  
Gas: Sewer: **COMMNTY**

### FINANCIAL INFORMATION

Deposit: **\$25,000** Assessed Value  
County/Yr: **\$ / 2024** Land: **\$0**  
School/Yr: **\$ / 2024** Imprv: **\$0**  
City Twp/Yr: **\$ / 2024** Totl: **\$0**  
Total Taxes: **\$0** Sellers Disclosure: **N**  
Transfer Tax: **N/A**

#### Owner Finance

#### Lease Terms

Dwn Pymt: \$SqFt: **\$6.73** Annual:  
Terms: Restrictions:

Rmks: **Lakeview building lot in the new Edgewater Beach Subdivision (formerly the site of the Dohler Cottages). Steps from your own private beach. Lot not yet assessed for tax purposes. All new public utilities, electric, water, sewer, natural gas, have been installed. The new roadway is complete. This is truly a shovel-ready lot. Bring your own plans and builder. Only 8 lots of 20 remain.**

Recording Device Desc:

Dir: **Take East Lake Road east toward North East. Turn north on Gay Road. Turn west onto Lake Shore Drive to Lot 13.**

Megan Zimmerman

10/14/2025 10:33:38 AM