

# Vacant Waterfront - Gaylord, MI

## 403 Guenther Ridge, Gaylord, MI, 49735

Offered at \$40,000

248 ft of waterfront on Clifford Lake; Rare offering, living on a large 1.4 acre lot only 2 mi from the center of Gaylord. Very private setting. Very gentle slope from the street to water's edge provides multiple buildsites. Clifford Lake is an all-private, 16 acre, spring-fed lake. Keepable-sized fish include pike, bass, perch, & bluegill. Site Condo Docs on file @ listing office. BOCA/modular would most likely be considered by the Architectural Control Committee, but only if the plans & specifications were of equal or better quality to the current frame-built homes on Guenther Ridge. Land Contract Terms: 25% down, 7% interest, 5 yr. term, \$594.03 /mo. pmt. See 803 Guenther for 2 lot offering, 10 yr LC term, pmt only slightly more. Street # not official, used for marketing purposes only.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

1.4 acre (lot size)

Built: Unknown year



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