

Address: 6876 SHORELINE Drive , Atlanta , MI ; 49709



<b>MLS#:</b>	201834785	<b>List Price:</b>	\$ 479,000
<b>Type:</b>	Residential Water	<b>Status:</b>	Active
<b>Prop Type:</b>	Residential	<b>Bedrooms:</b>	5
<b>Bathrooms:</b>	3	<b>Gar Y/N:</b>	Yes
<b>Gar Type:</b>	Attached/HTD	<b>Gar Stall:</b>	2.5
<b>Style:</b>	1+ Story	<b>Waterfront:</b>	Yes
<b>County:</b>	Montmorency		
<b>Lake/River Other:</b>			

<b>Amt of Frontage:</b>	200 +/-	<b>Construction:</b>	Frame	<b>Frontage:</b>	Lake
<b>Lake/River Name:</b>	Avery Lake	<b>Tax ID</b>	001-103-000-230-00	<b>#Acres:</b>	3.50
<b>Lot Dim:</b>	200 X 762	<b>Yr Built:</b>	1940	<b>Above SqFt:</b>	3200
<b>Total SqFt:</b>	3950	<b>SqFt Source:</b>	Old MLS	<b>School District:</b>	Jhnsburg/lewstn
<b>Township/City/Village:</b>	Albert	<b>Subdivision or T/R:</b>	T29N R2E	<b>Ownership Status:</b>	Owner
<b>Realtor.com Type:</b>	Residential-Single Family	<b>Full Baths</b>	3	<b>Half Baths</b>	0
<b>Internet Access</b>	Satellite				

**Public Remarks:** Lots of nature, water sports and wildlife on this private road with lots of frontage on Avery Lake. The custom home offer lots of natural light & large lake viewing windows. Granite counters, tile floors and matersuite on the upper level with gorgeous views. A new heat pump was installed in 2025 for very efficient heat and AC. The pole barn is 50 x 32' and has a cement floor and lots of electricity. The terraced perennial beds are beautiful and pretty established. Avery Lake is a spring fed All Sports Lake south of Atlanta with pristine clear water and great fishing, boating and swimming right on your own beach.

**Directions:** FROM LEWISTON 612 East to Avery Lake Rd, to Shoreline Dr

**Legal:** DIST:001 CITY/MUNI/TWP:ALBERT TOWNSHIP SEC/TWN/RNG/MER:SEC 03 TWN 29N RNG 02E T29N R2E SEC 3 BEG 271.54 FT E OF NW COR OF GOVT LOT 1 TH E 124', S TO AVERY LAKE SWLY ON LAKE TO PT DUE S OF POB TH N TO POB

**Showing Instructions:** Showingtime

<b>Rooms:</b>	Living Room Size: 22.5 X 27.5; Living Room Level: 1st; Dining Room Size: 16 X 11; Dining Room Level: 1st; Kitchen Size: 12 X 12.9; Kitchen Level: 1st; Bedroom 1 Size: 21.5 X 12; Bedroom 1 Level: 1st; Bedroom 2 Size: 11.4 X 11.8; Bedroom 2 Level: 1st; Bedroom 3 Size: 10.4 X 14.9; Bedroom 3 Level: 1st; Bedroom 4 Size: 9.9 X 10.8; Bedroom 4 Level: 1st; Bath 1 Type: Full; Bath 1 Level: 1st; Bath 1 Size: 10.7 X 6.8; Bath 2 Type: Full; Bath 2 Level: 2nd; Bath 2 Size: 6 X 4.2; Bath 3 Type: Full; Bath 3 Level: 1st; Bath 3 Size: 7 X 8; Utility Room Size: 10.1 X 8.1; Utility Room Level: 1st; Room Description 1: MUD ROOM; Room 1 Size: 4 X 7; Room 1 Level: 1st	<b>Foundation:</b>	Basement
<b>Other Rooms:</b>	Master Suite; Mud Room; Workshop	<b>Basement Specifics:</b>	Basement Size: 896 SF
<b>Interior Features:</b>	Tile Floor; Vaulted Ceilings; Walk - In Closet	<b>Schools:</b>	Elementary School: Lewiston; High School: Johannesburg-Lewiston
<b>Appliances &amp; Equipmt:</b>	Ceiling Fan; Curtain Rods; Dishwasher; Dryer; Microwave; Refrigerator; Washer	<b>Taxes and Possession:</b>	Taxes: 3195.97; Tax Year: 2024; Homestead: Yes; Special Assessments: No; Possession: TBD; Association Dues: Yes; Association Fee: \$25 VOLUNTARY; Association Fee Frequency: Annually
		<b>Heating/Air:</b>	Forced Air; Heat Pump; Propane
		<b>Laundry:</b>	Main Level
		<b>Water:</b>	Well
		<b>Sewer:</b>	Septic
		<b>Age:</b>	21-30 Years Approx.
		<b>Exterior:</b>	Wood
		<b>Exterior Features:</b>	Landscaped; Pole Building; Shed; Workshop
		<b>Road:</b>	Dirt; Private
		<b>Terms:</b>	Cash; Conventional Mortgage; USDA/RD; VA
		<b>Sign:</b>	Sign: Yes
		<b>Documents/Disclosure:</b>	Property Disclosure

**Ownership Status:** Owner